



**Urban County of San Luis Obispo
Program Year 2010 Action Plan
of the 2010 Consolidated Plan**

Prepared by

Planning and Building Department, County of San Luis Obispo,
with assistance from the cities of
Arroyo Grande
Atascadero
Grover Beach
Paso Robles
San Luis Obispo

Approved by the County Board of Supervisors:
May 4, 2010

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EXECUTIVE SUMMARY

In September 2010, the Urban County of San Luis Obispo undertook the development of the 2010-2015 Consolidated Plan, the strategic planning document that provides a framework for the County in targeting the critical but limited federal resources to the highest priority needs. The Urban County of San Luis Obispo includes the County of San Luis Obispo plus the five participating cities of Arroyo Grande, Atascadero, Grover Beach, Paso Robles, and San Luis Obispo. The 2010 Action Plan implements the fifth and final year of the five-year cycle by linking the projects selected with the priorities developed during the planning process. The Action Plan describes the allocation of Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME), and Emergency Shelter Grant (ESG), program resources in the coming year to address the priority needs and local objectives established in the Consolidated Plan. The County's 2010 program year runs from July 1, 2010 to June 30, 2011. The Urban County of San Luis Obispo HOME entitlement funds are available countywide to meet the housing and community development needs of low- and moderate-income families.

Affordable Housing

High priority housing needs in Urban County of San Luis Obispo include:

Increase availability of affordable and decent rental housing for low- and moderate-income persons and families

- Increase first-time ownership opportunities for low- and moderate-income households
- Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.

The Consolidated Plan presents specific five-year objectives for these and other priority need categories. It also states proposed accomplishments for high-priority objectives according to the number of units targeted for assistance or production using federal housing and community development resources.

Community Development

The Urban County's CDBG program will address the following long-range objectives:

- A. Develop and improve public facilities to benefit income qualifying communities and income qualified special need populations.
- B. Improve the infrastructure of income-qualified areas to ensure the health and safety of communities, and to increase economic development.
- C. Provide limited public services that ensure the health and welfare of income-qualified people living in the community.
- D. Ensure existing housing occupied by income qualified persons is structurally safe, accessible, and energy efficient.

HOME

The Urban County's HOME program will address the following goals:

- A. Build and preserve housing units for low- and moderate-income households
- B. Increase homeownership opportunities

Prior Year Program Accomplishments

New guidance from the U.S. Department of Housing and Urban Development (HUD) requires that a review of program accomplishments from the prior program year be included in annual Action Plans. The following summarizes the accomplishments detailed in the 2008-2009 Consolidated Annual Performance and Evaluation Report (CAPER):

Community Development Block Grant/Emergency Shelter Grant

Providers expended just over \$2.78 million and served over 25,000 people of whom over 8,210 were homeless; seven (7) housing units received weatherization assistance; and 12 public facility projects were completed.

HOME

Past performance for the HOME Program include completion of three large projects that include the following:

1. Peoples' Self-Help Housing Corporation - 29-unit Lachen Tara Housing Project in Avila Beach, of which 17 were funded with HOME funds.
2. Habitat for Humanity Obispo – 4-unit Affordable Housing Project in the City of Atascadero, all where funded with HOME funds.
3. Countywide – 12 units by First Time Homebuyer Program, of which all units were funded with HOME funds.

Table ES1 – Accomplishment Summary, on the following page, list the accomplishments and beneficiary data toward the goals of the Consolidated Plan. This table was included in the Urban County's 2008-2009 annual report called the Consolidated Annual Performance Report (CAPER).

TABLE A: ACCOMPLISHMENT SUMMARY						
Priority Need	5-Year Objective		Accomplishments			Cumulative
			Prior Years	Program Year 2008-2009		
	Spend	Benefits	Spend	Benefits	Spend	Benefits
Category: Affordable Housing						
Priority #1 - Increase availability of affordable and decent housing for low and moderate income persons and families.	\$4.6 M CDBG, HOME	100 low and mod	\$4,325,423 CDBG, HOME	70 low and very low	\$0 CDBG, HOME	17 low and very low
					\$4,325,423 CDBG HOME	87 low and very low
Priority #2 - Increase first time home ownership opportunities for low and moderate income households.	\$1.1 M CDBG, HOME, ADDI	40 low and mod	\$377,050 HOME	5 moderate	\$733,750 CDBG, HOME, ADDI	16 low
					\$1,110,800 HOME, CDBG, ADDI	21 low and mod
Priority #3 - Maintain and upgrade existing neighborhoods and housing units occupied by low and moderate income households.	\$500,000 CDBG	60 low and mod	\$424,678 CDBG	25 low income households	\$169,255 CDBG	7 low
					\$593,933 CDBG	32 low
Category: Addressing Homelessness						
Priority #1 - Provide needed emergency shelter facilities and related services.	\$1.8 M CDBG, ESG	2,500 ex-low	\$1,098,037 CDBG, HOME	13,295 low and very low	\$355,659 CDBG, HOME	8,210 low and very low
					\$1,453,696 CDBG, ESG	21,505 low and very low
Priority #2 - Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.	\$12 M SHP	590 low	\$516,696 HOME	270 households	\$196,195 HOME	162 households
					\$271,891 HOME	432 low
Category: Economic Development Strategy						
Priority #1 - Provide business technical assistance to enable small businesses to create or retain jobs.		150 jobs	\$93,490 CDBG	11 new jobs, 586 clients	\$16,666 CDBG	0 new jobs, 46 clients
	\$250,000 CDBG		\$19,850 CDBG	6 new jobs	\$17,682 CDBG	0 new jobs, 3 businesses
Priority #2 - Provide financial assistance to existing small businesses for expansion and to start-up businesses.					\$37,532 CDBG	0 new jobs, 3 businesses
Category: Public Facilities and Services Strategy						
Priority #1 - Assists communities consists of primarily low and moderate income persons that cannot afford necessary public facilities or services.	\$7.3 M CDBG	100,000 person	\$5,287,140	\$153,246	\$1,456,913	\$46,952
					\$6,744,053 CDBG	\$200,198

Efforts to Broaden Public Participation

The Urban County holds multiple workshops and public hearings each year for the action plan process. This process has two rounds of workshops and hearings. The first round of workshops and hearings first occurs during the fall and covers: 1) past performance (i.e., prior year accomplishments), 2) proposed use of program funds, and 3) provides an opportunity for residents to participate and comment on housing and community development needs and issues. The workshop meetings include the North County, South County areas and in the City of San Luis Obispo which serves as the Central portion of the Urban County. The public hearings during the first round are before the respective city councils for the approval of the draft funding recommendations and the hearing before the Board of Supervisors is strictly a “needs hearing”. Over 300 persons or organizations receive notice of the hearings and workshops. A summary of all public comments received at the workshops and hearings is prepared and included in the action plan.

The second round of public workshops and hearings include a 30-day public comment period regarding the draft funding recommendations of the Action Plan. The public comment period for this 2010 Action Plan took place during January – February. After the 30-day public comment period, the five city councils act on the draft funding recommendations for inclusion to the draft Action Plan. The County noticed the Board hearing date for the approval of the 2010 Action Plan. To broaden public participation at the public hearings, the County includes the following steps in the process:

- Staff mailed out a public notice bulletin to over 300 interested parties.
- Publish a notice in The Tribune, the major newspaper in general circulation in the County at least two weeks prior to the public hearings.
- The County’s website included a copy of the public notice as well as a downloadable copy of the draft Action Plan.

Efforts to broaden public participation include the improvement of the County of San Luis Obispo’s Department of Planning and Building’s web site to include additional grant process and program information, fair housing and HUD related information. New efforts are also in motion to amend the Community Participation Plan that will include new regulatory requirements.

Comments received throughout the process of developing the Action Plan. Comments and during the initial public workshops, through consultation with appropriate agencies, the public workshops conducted after the draft funding recommendations were published, the public hearings conducted by the five participating city councils, and the public hearing conducted by the County Board of Supervisors. The comments and the County’s response are summarized in this section.

Some people merely asked questions about the process, eligibility factors, and other technical matters. Those questions were answered immediately, and are not restated here.

Comment: The lack of proper drainage contributes to localize flooding in the community of Oceano. The County should fund a drainage project to correct the problem.

Response: *The County Public Works Department identified and prioritized the drainage problems throughout the unincorporated areas. Oceano is an eligible community to receive CDBG funds to correct drainage problems. Funding to correct all drainage issues in the community would require multi-millions of dollars that are not available via the Community Development Block Grant. However, staff has had discussions with Public Works on possible future CDBG allocations to improve the drainage situation in Oceano.*

Comment: There is a need to provide financial assistance to small businesses and microenterprises in the County. There is a need for to provide technical assistance to low and moderate-income business owners especially needed during the current downturn in the economy.

Response: *Funding for technical assistance to microenterprises is priority number one of the Economic Development Strategy of the Consolidated Plan. Funding request for economic development are proposed in the 2010 Action Plan, but competitive needs in low and moderate-income areas also have large needs that involve infrastructure. This year the two economic development funding applicants will receive CDBG funds but not all jurisdictions allocated funds to this need. Both Mission Community Services Corporation (MCSC) and the U.C. Merced Small Business Development Center (SBDC) will use CDBG funds to provide technical assistance to microenterprises. These programs will provide technical assistance to business owners via workshops and other resources provided by MCSC and the SBDC.*

Comment: The Cuesta Business Assistance Entrepreneurship Center identified a need to fund at-risk youth vocational programs in the county. The program will generate local jobs and help develop work skills.

Response: *Funding to assist at-risk youth with vocational skills is an eligible activity. Because a separate priority for job training in the Consolidated Plan is not included, this need might be able to be included under the technical assistance priority. This may require consultation with HUD for consistency with the Consolidated Plan.*

Comment: Several persons stated that there should be funding support for the Homeless Shelter, the Prado Homeless Day Center, transitional housing and case management for the homeless population that is increasing in numbers due to the economic downturn. Support for the El Camino Homeless Organization and other efforts to house the homeless population was identified by members of the public

Response: *The County and the City of San Luis Obispo support funding for both facilities operated by the Economic Opportunity Commission. Both the City and County of San Luis Obispo contribute the full 15% allowed for allocation toward public services to both the Homeless Shelter and case management and for the Prado Homeless*

Day Center in CDBG funds. In the past two years, other cities of the Urban County have contributed CDBG funds to help operate the Maxine Lewis Memorial Shelter. The use of ESG funds will also benefit both facilities along with other homeless services organizations in the County.

Several cities are beginning to contribute more funds than previously to the provision of homeless services. This includes funding for the El Camino Homeless Organization, Transitional Food & Shelter and to the two women's shelters.

Comments: There is a need for basic 24-hour shelter for homeless persons who need medical attention. In many instances, these homeless persons are not able to stay at a homeless shelter because of their medical situation and thus do not have shelter. Funding to purchase a property to house homeless persons will provide relief; thereby increasing the chance of improved health through bed-rest.

Response: *The County is aware of the need to provide a 24-hour shelter for homeless person who need medical attention. However, there lacks to coordinated effort by a non-profit organization to build support from multiple jurisdictions, obtain the necessary funds, and have the capacity to operate and maintain such a facility for a duration of time, often 30 or more years..*

Comment: Several persons cited the need for affordable housing throughout the county. Although prices have fallen, housing prices are still out of reach in San Luis Obispo County. Agencies providing affordable hosing and homeless service providers indicated that the lack of affordable housing in the county is severe, and that the County and cities should act to support provision of more affordable housing. High rents and low wages in the service sector often force families to live together in one home, creating overcrowded conditions contributing to a stressful living environment. Numerous individuals supported the idea that the participating jurisdictions of the Urban County provide more funding toward housing projects to increase all types of affordable housing.

Support to fund the Tenant Based Rental Assistance Program (TBRA) was expressed. TBRA provides monthly payment assistance for rental housing and security and utility deposits, two keys in assisting special needs and low-income persons in finding decent, safe and sanitary housing that they can afford. The San Luis Obispo County Supportive Housing Consortium anticipates an increase in the need for this program as the number of defaults on home loans and home foreclosures increases in the County.

Transitions-Mental Health Associates identified the need for short-term housing for special needs and extremely low-income persons.

Response: *The County allocated HOME funds to facilitate more affordable housing, including a significant increase of CDBG funds for affordable housing projects by the City of San Luis Obispo. However, these grant funds are not sufficient to make a major dent in*

the problem. Other funding sources and more private sector involvement are needed in the future. The use of HOME funds will contribute to provide affordable housing via the Courtland Street Multi-Family Affordable Housing Project in the City of Arroyo Grande, the First-Time Homebuyer Program, the construction of Hidden Creek Village Multi-Family Affordable Housing Project in the City of Paso Robles and the Tenant Based Rental Assistance Program. The City of San Luis Obispo allocated \$432,203 for the rehabilitation on transitional housing by the Women's Shelter of San Luis Obispo, and for the acquisition properties of the development of two multifamily apartment complexes. The County understands the great need for affordable housing in the area, especially for the special needs population.

Comment: Several individuals expressed the need for a North County homeless shelter and the possible need for a shelter in the South County area in the future.

Response: *The County is aware of this need and is working with local homeless providers to maintain current levels of service. Should a future South County shelter be proposed, an adequate and sustainable funding source for operating a homeless facility has not yet been identified to fund the acquisition and construction and operation of two new homeless shelters. The County will continue to collaborate with involved residents, organizations and community leaders in their effort to establish appropriate homeless programs Countywide. At the present time, an increase in CDBG funds for homeless shelters is only possible from those participating cities that don't already contribute to homeless services activities. At the present time, many of the medically fragile homeless are given motel vouchers paid for with CDBG funds in the North County area. Some of the participating cities of the Urban County have approved funding for this project. There is a need to find a non-profit organization that has the capacity to purchase and maintain a facility to house the medically fragile homeless, and funding is needed to operate the facility on a long-term basis.*

Comment: The Five Cities Homeless Coalition, in their efforts to assist the South County homeless population, identified the need of a facility to provide a 1-stop day service center and/or an overnight shelter. An effort to identify needs and a potential site for a homeless service/shelter facility are underway by cities in the South County area and local homeless service providers and support groups.

Response: *The County is currently working with local homeless service providers to identify the needs of the South County area. Efforts to identify these needs were spurred by the local award of \$1.5 million from a trust fund to provide services in the South County area. The current effort will look into developing either a service center or a homeless shelter is still in progress and could take several more months. While there is no question in the eligibility of the project, there are concerns regarding the long-term sustainability that must be addressed*

Comment: Several individuals identified the need to replace the existing homeless shelter in the City of San Luis Obispo. Along with this need, there must be the inclusion of a detox center at the new homeless shelter.

Response: *The County and the City of San Luis Obispo are currently working with local homeless service providers to identify the location, design, uses of, and needs of the proposed project. Although there are still many questions and concerns regarding the construction and long-term operation and maintenance of a new homeless shelter, this project has momentum and support from multiple jurisdictions, citizens and service providers. The County will consider using Section 108 funds while funding efforts from the private industry are being pursued.*

Comment: The County should petition the federal government to increase the 15% of entitlement allocations for public services, as there is a greater need for homeless services.

Response: *The County is investigating the possibility to have the public service cap increase by Congress. Current laws prohibit the use of more than 15% of a CDBG allocation for public services.*

Comment: Several persons expressed support for the Community Action Partnerships of San Luis Obispo County (CAPSLO) operated programs, like the Senior Health Screening, the Teen Academic parenting Program, and the Forty Wonderful Health Screening programs.

Response: *These programs are annually supported by the participating cities of the Urban County. EOC has demonstrated the need to funds these program in past years and continue to have a funding need to help the low and moderate-income populations of those cities. EOC has made a successful pitch to the participating jurisdictions of the Urban County and has received several favorable funding recommendations.*

Comment: The need for transitional housing in the North County and in the City of San Luis Obispo areas for victims of domestic violence and was identified. Several individuals identified the need for a local detoxification (detox) facility (with housing) to provide residents a local facility to reduce or relieve withdrawal symptoms in drug addicted individuals. Currently local residents must leave the county for detox treatment.

Response: *A detox application for funding has not been received for consideration by the County. The County is aware of the need and is a high priority to provide a local detox facility in San Luis Obispo County.*

Comment: The County Public Works Department identified the need for funds to complete street improvements along the west side of Mission Street, between 11th and 12th Streets in the community of San Miguel. A portion of the drainage project is currently underway but additional funds are necessary to complete the project.

Response: *The County understands the importance of developing the downtown area of the community of San Miguel to help stimulate economic development in the community and creation of new jobs. This project is also part of a multi-phased improvement project in San Miguel to help the local effort to provide improved access for disabled persons and drainage improvements that will help eliminate flood hazards. Funding for this project is recommended.*

Comment: The County's General Services Department identified the need to fund Americans with Disabilities Act (ADA) improvement projects at various county owned buildings. Funding for ADA improvements throughout the Urban County jurisdictions is also a funding priority in order to comply with federal law.

Response: *The County has funded ADA improvement projects for County owned facilities as the buildings must comply with federal access laws. At the current time, funding is not available due to competing projects in other areas of the county.*

Comment: Citizens of Nipomo and the Nipomo Community Services District identified the need to provide a neighborhood park along Tefft Street, east of Highway 101. These same groups also supported the construction of sidewalks, curbs and gutters along various streets located on the east side of Highway 101.

Response: *The County Department of Planning and Building was not aware of this need until the issue was identified by the Nipomo Community Services District and by local citizens. The County will further investigate the eligibility of the need for a neighborhood park, but the construction of sidewalk where not existed before will improve ADA access issues, thus eligible for CDBG funds.*

Comment: Public Works also has identified the need to assist low and moderate-income homeowners in the community of Los Osos with connecting the homes to the sewer. A funding program, such as a revolving loan fund could assist these homeowners.

Response: *The County is well aware of the needs of the low and moderate-income households in Los Osos concerning the financial impact the project will have on the lives of the Los Osos residents. The need to provide these homeowners with financial assistance to install the sewer lateral is a high need but the project is not ready for the construction phase where funds can be allocated and spent within a timely basis.*

Comment: A grant fund applicant identified the need to open a grocery store in California Valley not only for the benefit of the local population but also to serve any new residents or workers of the various proposed solar power plant projects in that area.

Response: *The County recognizes the need of a grocery store in California Valley. However, the proposed grocery store is located in a government owned building where CDBG funds are explicitly prohibited for the use to improve government owned building.*

Comment: CAPSLO identified the need for additional funds to complete the rehabilitation of the proposed Head Start facility in Nipomo.

Response: *Due to competitive projects elsewhere in the County, the allocation of additional funds is not possible this year. Should the opportunity arise to reallocate CDBG funds or if the County receives program income, this may represent a funding opportunity for CAPSLO.*

Comments: Two mobile home park owners identified the need for infrastructure improvements on park grounds. The need to provide funding in support of two, water infrastructure projects, one on Los Osos and the second in Cayucos, provided new insight to a need previously not identified for the use of CDBG funds.

Response: *The County reviewed the need for infrastructure improvements and rehabilitation at mobile home parks. This is one need not identified in prior needs workshops. The County considered both projects and proposing the allocation of CDBG funds for the Los Osos mobile home park. However, the Cayucos park is not eligible as most of the tenants or trailer owners are not low or moderate-income.*

2010 Action Plan Executive Summary

Distribution of Entitlement Funds

HUD requires localities receiving CDBG, HOME, ADDI and ESG funds to complete an Annual Action plan.

The 2010 Action Plan details allocations, objectives, and activities that the Urban County will undertake during the program year by the Urban County of San Luis Obispo and its five partner cities. The allocations will help accomplish the goals identified in the five-year Consolidated Plan which for program years 2010-2010 relating to Housing, Homeless, Community Development, Citizen Participation and Public Facilities.

Note

The Urban County received a final notice from HUD of the following allocations.

This Action Plan also serves as an application to HUD for the following grant entitlements allocation:

CDBG:	\$2,263,010
HOME:	\$1,426,049
ESG:	\$ 91,837

From time to time, the County expects to receive program income for allocation to activities outlined in this Action plan. This year, none of the participating jurisdictions of the Urban County anticipates to receive program income from either the CDBG or HOME programs.

Distribution of CDBG Funds

The table below shows the distribution of estimated Entitlement Grant and Program Income spending for the CDBG funds in the 2010 Action Plan.

Entitlement Grant and Program Income Estimated Spending - CDBG	
Housing	\$420,485
Public Services	\$323,335
Public Facilities	\$865,334
Code Enforcement	\$15,685
Economic Development	\$59,430
Planning and Capacity Building	\$135,872
Administration	\$302,876
Total	\$2,263,010

Distribution of HOME funds

Construction of Hidden Creek Village (81 units of affordable rental housing), 80 S. River Rd., Paso Robles by San Luis Obispo Nonprofit Housing Corp.	\$400,000
Construction of 36 affordable rental housing - Courtland Street, Arroyo Grande by Peoples' Self-Help Housing Corp	\$636,530
Tenant Based Rental Assistance Program – San Luis Obispo Housing Consortium	\$139,500
First-time Homebuyer Program by the Housing Authority of the City of San Luis Obispo	\$107,415
TBRA administration	\$15,500
Administration	\$127,104
Total	\$1,426,049

The allocation of 2010 HOME funds will result in the construction of new rental affordable housing units in the cities of Paso Robles and Arroyo Grande. With the allocation of HOME funds to Peoples' Self-Help Housing Corporation (PSHHC) for the Arroyo Grande "Courtland" project to construct 36 units of affordable housing, and additional HOME funds allocation to San Luis Obispo Nonprofit Housing Corporation for the construction of 81 rental affordable housing units in the City of Paso Robles, efforts are made to assist low-income households.

Distribution of ESG funds

Emergency Shelter Grant Programs - **\$91,837**

Maxine Lewis Memorial Shelter	\$35,268
Prado Homeless Day Center	\$20,773
Women's Shelter Program of San Luis Obispo County	\$7,117
North County Women's Shelter and Resource Center	\$13,831
El Camino Homeless Organization	\$14,848
Total	\$91,837

Priority Needs, Goals and Objectives

The overall goal of the CDBG, HOME and ESG programs is to develop viable urban communities principally for low- and moderate-income persons by providing decent housing, a suitable living environment, and expanding economic opportunities.

The County's 2010 Consolidated Plan establishes the priority needs for the Urban County of San Luis Obispo in the areas of housing, community development, homelessness, and non-homeless special needs populations. The five-year plan serves as a guide to assist the County and its partner cities in developing activities using HUD funding to address the goals and the priority needs for each of the five program years.

Specific objectives, programs and policies for implementation of the priorities are also described. A discussion on approaches for service delivery and management are discussed under each of the individual programs. Geographic distribution of assistance is also discussed. Finally, public policies that could be barriers to affordable housing are discussed, and strategies to address such potential barriers identified.

Public input and consultations with the various involved groups enabled the County to identify several basic principles to guide establishment of the priorities and programs identified in this plan. These basic principles include the following:

1. Emphasize programs that offer long-term solutions to problems and empower people to improve their own lives and self-reliance. As an example, rental or ownership housing developments that will not require additional future subsidies are preferred over those that will require continued subsidies to prevent loss of affordable housing stock. In addition, programs that will increase employment opportunities for low- and moderate-income persons may reduce potential future need for a variety of assistance programs to those individuals and families.
2. Build local capacity to continue needed programs well into the future. Where possible, programs that provide loans to local projects, rather than grants, can gradually build a loan portfolio. Repayments of those loans can again be used locally to fund high priority programs. Availability of annual formula grants from the federal government will probably continue for some number of years, but this is not guaranteed to continue indefinitely.
3. Maximize benefit to low- and moderate-income persons through programs that address the most important needs and do so in a cost-effective manner. Cost-effectiveness can be provided through efficient implementation techniques and through leveraging additional private and public resources. Proposed programs that are not cost-effective or are infeasible should be avoided. The most important needs must be identified through extensive public participation and consultation with private and public groups having special knowledge about the needs. The needs of underprivileged and under-represented residents of the county must not be overlooked.

During FY 2010-2010, the County's Department of Planning and Building will administer the grants under the County's Urban County entitlement Program to fund activities that will directly benefit low- and moderate-income households and/or improve low- to moderate-income neighborhoods and communities. Whenever possible, and depending upon availability of other grants secured by the County, the County will use other grant funds in conjunction with HUD entitlement funds to develop additional project.

Housing Goals:

Elderly households and large related households were identified in all income categories and housing tenure (owner/renter) sub-categories as having priority housing needs. These households experience some type of housing problem or "cost burden" (mortgage or rental costs) that is 30% to 50% of their household income. Housing goals and objectives for this next program year will strive to address the needs of these populations as a priority. Goals include:

- Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.
- Increase first-time home ownership opportunities for low- and moderate-income households.

- Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.

Housing Objectives

For each of the housing objectives listed below, funding assistance may be provided to acquire, construct, rehabilitate, or reconstruct affordable housing including the costs to provide for the delivery of eligible project costs associated with the specific project. HOME-funded housing programs are available first-come, first-served based on need, and while we have earmarked these amounts, we may shift funds between programs based on need and to meet expenditure timeliness requirements. The specific housing objectives are:

The County intends to allocate about \$3.5 million in a combination of HOME and CDBG funds during the next five years to assist with site acquisition and/or development costs for the provision of long-term affordable rental housing, including conversion of existing motels or commercial/industrial buildings, and for tenant-based rental assistance for special needs households. Proposals to use other funding sources not under direct control by the County will be considered favorably for consistency with this plan by the County. Approximately 100 low- and moderate-income (0-80% MFI) households are projected to benefit from funding this program during the next five years. Some of the resulting rental units will occur after this five-year period, since new housing construction normally involves lengthy periods for planning, site acquisition, design and construction.

The County intends to allocate about \$3.5 million total of a combination of HOME, CDBG and funds during the next five years to assist with the development of new ownership housing and the acquisition of existing ownership housing. Qualified organizations will be invited to submit proposals for the use of those HOME and CDBG funds. Approximately 40 low- and moderate-income (0-80% MFI) households are projected to achieve homeownership because of funding this program during the next five years. Some of the resulting units of homeownership will occur after this five-year period, since new housing construction normally involves lengthy periods for planning, site acquisition, design and construction.

- The County may allocate as much as \$500,000 in CDBG funds to the minor home repair program over the next five years. The number of low and moderate-income households that would benefit is estimated at about 60.

Addressing Homelessness (Continuum of Care)

The County's goals is to provide financial assistance and support to improve quality of existing emergency shelters for the homeless, support the development of additional shelters for the homeless, support the development of additional shelters, and provide essential social services, including costs of operating shelters. The majority of homeless/homelessness prevention activities funded under the Urban County of San Luis Obispo's entitlement program include CDBG-funded public service activities, and activities funded with the emergency Shelter Grant (ESG). The specific goals are:

- Provide needed emergency shelter facilities and related services.

- Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.

The specific objectives for this next program year are to invest ESG funds into activities that will provide emergency shelter, and to invest CDBG Public Service dollars for social service activities. The specific objectives aim at preventing homelessness, which is often the first step to ending chronic homelessness. The following objects are identified:

- The County proposes to continue its support to the programs described above, providing about \$1.3 million or more in CDBG funds, plus \$459,185 in ESG funds for a total of approximately \$1.8 million, benefiting at least about 4,000 unduplicated extremely low income and low-income persons.
- The HUD Supportive Housing Program may provide as much as \$4.2 million during the next five years for this program, benefiting 1,500 low-income households.

Economic Development Goals

The County and several cities have established formal economic development programs aimed at fostering retention, expansion or attraction of businesses, especially those with high-paying jobs.

- Provide business technical assistance to enable small businesses to create and/or retain jobs.
- Provide financial assistance to existing small businesses for expansion and to start-up businesses.

The objectives for this next program year are to invest CDBG funds to providers of technical assistance to microenterprises or persons who wish to start a new business, like the Mission Community Services Corporation. Although no 2010 CDBG funds are proposed, the County of San Luis Obispo reallocated prior year funds to MCSC to provide funds during the 2010-2010 fiscal year. These funds will provide technical assistance and workshops to low- and moderate-income persons who seek to start a micro enterprise or are an owner of a micro enterprise that needs the assistance.

The County previously committed about \$2 million for the Economic Vitality Corporation's (EVC) revolving loan program, and those funds have been "revolving" as intended. Interest and fees charged to the borrowing businesses is largely sustaining the loan pool, so no new CDBG funds have been awarded for this activity since 1999. In December 2009, Cuesta College's Small Business Development Center ceased to exist due to state and federal budget cuts. MCSC has taken over the vacated roll left behind by Cuesta College. The County estimates that about \$500,000 in CDBG funds are needed for economic development over the next five years, and that the programs will create 50 jobs during that period.

Community Development (non-housing goals)

The non-housing community goals for 2010 will principally benefit extremely low-, low- and moderate-income residents, living in low- to moderate-income neighborhoods and communities. The goal for this is:

- Provide assistance to communities that consist primarily of low- and moderate income persons and cannot afford necessary public facilities or services.

Community Development Specific Objective (non-housing):

The objective of this goal is to allocate up to \$7.7 million in CDBG funds over the five years covered by this plan for a variety of public facilities, to benefit 114,000 persons.

The Urban County's community development (non-housing) objective for the 2010 Action Plan is to fund activities that advance the community development goals and meet the priority needs identified in the Consolidated Plan. The planned activities include the development and/or improvements of the following:

- public facilities and infrastructure improvements,
- recreational facilities,
- flood drain improvements,
- water/sewer improvements,
- street and sidewalk improvements,
- assist in the efforts of historical preservation,
- construct, renovate architectural features to improve access to persons with special needs

Other Actions to be taken during the 2010 Action Plan Year

As described in the 2010 Consolidated Plan's Five-Year Strategic Plan, during this year, the Department of Planning and Building will continue working to:

- Leverage County resources with private funding to address housing and non-housing community development needs
- Strengthen the institutional structure of the delivery system for activities to be carried out under the consolidated Plan
- Enhance the coordination between assisted housing providers and health, mental, and social service agencies with the intention of fostering development of supportive housing options for special needs populations throughout the County.
- Reduce the number of poverty-level families by using CDBG, HOME, ESG and local public and private sector resources for projects that foster self-sufficiency in conjunction with housing, emergency shelter, and other public facilities.

2010 Action Plan Activities by Entitlement Grant Program

The activities the Urban County intends to implement with the formula funds made available during the next year, in combination with other funds, are listed in the Program Year 2010 CDBG, HOME, ESG and ADDI Activities Summary starting on page 39. A detailed description can be found in the HUD tables located in the appendix. Some of these activities will use prior year CDBG or HOME funding in addition to 2010 CDBG or HOME funds. The relationships of the activities to the priorities in this plan are as follow:

List of Strategies and Priorities

The priorities included in this Consolidated Plan are listed below:

Affordable Housing Strategy:

- Priority #1: Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.
- Objectives: Allocate about \$4.9 million in a combination of HOME and CDBG (\$4.3 in HOME and \$500,000 in CDBG) funds to benefit 120 low- and moderate-income households
- Priority #2: Increase first-time home ownership opportunities for low- and moderate-income households.
- Objectives: Allocate about \$750,000 in HOME and CDBG funds to benefit 20 low-income households.
- Priority #3: Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.
- Objectives: Allocate \$500,000 in CDBG funds to benefit 60 households.

Addressing Homelessness:

- Priority #1: Provide needed emergency shelter facilities and related services.
- Objectives: Provide \$1.3 million in CDBG funds, plus \$452,000 in ESG funds to benefit 4,000 unduplicated extremely low- and very-low income persons.
- Priority #2: Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.
- Objectives: Provide \$675,000 in HOME funds to benefit 450 low-income households.

Economic Development Strategy:

- Priority #1: Provide business technical assistance to enable small businesses to create and/or retain jobs.
- Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.
- Priority #2: Provide financial assistance to existing small businesses for expansion and to start-up businesses.
- Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.

Public Facilities Strategy:

Priority #1: Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons.

Objectives: Provide \$5.3 million in CDBG funds to benefit 100,000 persons.

Public Services Strategy:

Priority #1: Assist low- and moderate-income persons that cannot afford necessary public services.

Objectives: Provide \$535,000 in CDBG funds to benefit 10,000 unduplicated persons.

Outcome measures

U.S. Department of housing and Urban Development expects CDBG grantees to develop and use performance measure systems. The components of such systems must address productivity and program impact. HUD's Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs, published in the Federal Register on March 7, 2006 gives guidance to grantees in developing a performance measuring system. The Notice describes the three required components of the performance measurement system: objectives, outcomes, and indicators that describe outputs. The system has been designed to enable grantees and HUD focusing on more outcome-oriented information and be able to aggregate results across the broad spectrum of programs funded by block grants at the local and state level.

Objectives

Based on the intent when funding an activity, the County will determine which of the three objectives best describes the purpose of the activity. The three objectives are:

Suitable living environment – In general, this objective relates to activities that are designed to benefit communities, families, or individuals be addressing issues in their living environment.

Decent housing – Housing activities that meet individual family or community needs. This objective should not be used for activities where housing is an element of a larger effort.

Creating economic opportunities – Activities related to economic development, commercial revitalization, and job creation.

Outcomes

Similarly, once the objective for the activity is selected, the County will then choose which of the three outcome categories best reflects what is sought to achieve by funding that activity. The three outcomes are:

Availability/accessibility – Activities that make services, infrastructure, housing, and shelter available and accessible. Note that accessibility does not refer only to physical barriers

Affordability – Activities that provide affordability in a variety of ways. It can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

Sustainability – Activities that promote livable or viable communities and neighborhoods by providing services or by removing slums or blighted areas.

Indicators

Based on the objectives and outcomes selected, specific indicators will be reported to HUD. The indicator can be represented in the number of persons served, number of public facilities built or repaired, the number of housing units rehabilitated or constructed number of businesses assisted, etc. The objectives, outcomes, and indicator for all projects funded in the 2010 Action Plan are identified in the project description found in the listing of 2010 proposed projects at the end of the Action Plan.

Additional Information

All federal resources available to the County under the 2010 Action Plan will principally benefit low- and moderate-income persons and to advance the federal government's goals for the CDBG, HOME and ESG programs. The goal is to develop viable urban communities principally for low- and moderate-income persons by providing decent housing, a suitable living environment, and be expanding economic opportunities".

More information for each of the specific grant-funded programs can be found in the respective narrative sections of the Action Plan. All required certifications, required tables, project data sheets, and publication notices are included in the Appendix of the Plan. The County's application (HUD form SF 424) for the CDBG, HOME, and ESG programs precedes the Executive Summary.

Please submit questions and/or comments about the 2010 Action Plan to the following address or call the number below:

Attn: CDBG Project Manager
County of San Luis Obispo
Department of Planning and Building
Housing and Economic Development Division
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408
(805) 781-5600

Part A. RESOURCES

Housing and Community Development Resources

The Urban County of San Luis Obispo (the Urban County) has determined that the resources described below may reasonably be expected to become available for local activities to carry out this plan. The County of San Luis Obispo (the County) has direct control over only some of the funding programs described here. However, the County can influence the other resources through partnerships with the applicable public, private and non-profit groups.

For the Program Year 2010 Action Plan, the Urban County will receive \$2,263,010 in CDBG, \$1,426,049 in HOME, \$91,837 in ESG, funds available to address priority needs listed in the 2010 Consolidated Plan. The Urban County intends to use federal funds to leverage other funds whenever possible. For example, utilize redevelopment housing set-aside funds to assist affordable housing projects or low-income housing tax credit from the state.

Some CDBG and HOME funds are usually repaid to the County or cities each year, and those repaid funds are called “program income”. The Urban County does not expect to collect CDBG program income during the program year. However, since existing loans of CDBG and HOME funds are deferred-payment loans, the actual amounts of available program income depends heavily upon national interest rates, which in turn, affect borrowers’ decisions to refinance or sell their homes.

Table 1: Available Funds for 2010

Funding Source	2010
Formula CDBG	\$2,263,010
CDBG Program Income	\$0
Total CDBG	\$2,263,010
Formula HOME	\$1,426,049
Total HOME	\$1,426,049
Formula ESG	\$91,837
Total	\$3,780,896

The cooperative agreements between the County and five participating cities allocate the CDBG funds as follow:

Table 2: Allocations of Available CDBG Funds

JURISDICTION	2010 FORMULA ALLOCATION	PROGRAM INCOME	PROGRAM YEAR 2010 TOTAL
Arroyo Grande	\$105,625	\$0	114,337
Atascadero	\$186,744	\$0	202,146
Grover Beach	\$122,942	\$0	133,083
Paso Robles	\$277,224	\$0	300,090
San Luis Obispo	\$629,645	\$0	681,579
Unincorporated County	\$768,397	\$0	831,776
TOTAL	\$2,090,577	\$0	2,263,010

Federal Resources

Federal funds made available for use by the Urban County are generally appropriated by Congress in one federal fiscal year, but programmed locally for use in the following County fiscal year. For example, Congress approved funds for the federal fiscal year beginning September 1, 2008. In April 2010, HUD published funding estimates of CDBG, HOME, and ESG, formula funds available and the County prepared this plan to establish how the funds will be used. The plan was submitted to HUD in May 2010, and local uses of the funds can begin once HUD approval and environmental review requirements are met, generally sometime between July 1 and September 31, 2010. For purposes of this plan, these funds are referred to as the 2010 CDBG, HOME, and ESG funds.

Community Development Block Grant (CDBG) Program

HUD announced that the Urban County's formula CDBG award for the 2010 program year is approximately \$2 million. CDBG funds will be used for programs or projects in the Urban County for housing, public facilities, public services, economic development, planning and capacity building, and for the administration of the federal program as described in the Program Year 2010 CDBG, HOME, and ESG Activities Summary starting on page 49.

Community Development Block Grant Disaster Recovery Initiative (DRI) Funds

In February 2006, the County of San Luis Obispo was awarded \$1,000,000 in DRI funds for two projects in the unincorporated area of the county to rehabilitate the earthquake damaged sewer system in the community of Oceano, and a countywide home repair program. Funding for these projects amounted to \$660,000 and \$340,000 respectively. These funds are made available from the HUD pursuant to the Military Construction Appropriations and Emergency Hurricane Supplemental Appropriations Act, 2010 (Public Law 108-324). The funds were awarded by the State of California Department of Housing and Community Development (HCD).

In March 2010, the County approved the reallocation of the \$340,000 from the countywide home repair program to the Oceano Sewer Rehabilitation Project. The reason for the reallocation is that the home repair program was not successful in locating low and moderate-income homeowners who still had earthquake damaged homes nearly four years after the earthquake event. The reallocation was also necessary as the state Department of Housing and Community Development (HCD) informed the County of San Luis Obispo that a time extension to the April 30, 2010 deadline to spend the funds would not be extended to the home repair program. However, HCD indicated that a time extension would be granted to the Oceano Rehabilitation Project. This prompted the County to request an amendment to the agreement between the County and the State of California.

The Oceano Sewer Rehabilitation Project was completed with the exception of a few mitigation measures.

HOME Program

The Urban County is designated by HUD as a "participating jurisdiction" under the HOME Program, providing the Urban County a yearly award of over \$1 million. This year, HUD informed the Urban County that it would receive \$1,426,049 under the HOME Program. No HOME

program income from previous funding years is anticipated for inclusion in the Program Year 2010 Action Plan.

HOME funds will primarily be used for projects to house very low and low-income persons and seniors. The funds will be used for either construction or property acquisition for these housing projects.

Low Income Housing Tax Credit Program

While the County does not control funding from this program, it is possibly the most significant funding source for development of affordable housing in the county. Roughly \$1.5 million or more may become available in the county for new rental housing construction during the Urban County's Five-Year Plan, if housing developers are successful in competing for these funds.

U.S. Department of Agriculture programs
Rural Housing Services (RHS)
Rural Economic and Community Development Services (RECDS)

An undetermined amount of funds from the Rural Housing Services' Section 502 Program will be available for use by low and very low-income families purchasing homes in the county through the non-profit Peoples' Self-Help Housing Corporation (PSHHC), and potentially also through independent, for-profit contractors. These homes must be in communities of the county considered by USDA to be rural, which excludes San Luis Obispo, Paso Robles, Atascadero, Pismo Beach, Grover Beach, Arroyo Grande and Oceano.

HUD Section 8 Certificates and Vouchers

The Housing Authority of the City of San Luis Obispo, which administers the Section 8 Program countywide, has allocations from HUD for Section 8 Rental Certificates and Section 8 Rental Vouchers. The amount of federal funds represented by these commitments of Section 8 assistance can vary, depending of the amount needed by the households to pay their rents. However, the County anticipates that at least 450 assisted units can be provided throughout this five-year period.

Federal Emergency Shelter Grant (ESG) Program

HUD awarded the Urban County a formula grant of \$91,837 for its 2010 program year. However, the funds available to the Urban County from this program have been more in previous years. Local agencies have indicated they need at least \$550,000 from this program to support operation of the Community Action Partnership of San Luis Obispo County, Inc. (CAPSLO) Maxine Lewis Memorial Shelter, the CAPSLO Prado Day Center, the Women's Shelter Program of San Luis Obispo County, the North County Women's Shelter and Resource Center, the El Camino Homeless Organization and for the Homeless Housing Project. The Urban County will provide \$208,083 in 2010 CDBG funds for these programs. In addition to federal funds, \$115,252 from local general obligation funds has been earmarked for these agencies in the 2010 program year for shelter operations. Please see the Program Year 2010 CDBG, HOME, and ESG Activities Summary starting on page 49.

ADDI Program Design

The Urban County used all the ADDI funds. No ADDI funds are available.

Housing Opportunities for Persons with AIDS (HOPWA) Program

The AIDS Support Network may receive HOPWA funds in response to local applications to the state, but the amount cannot be predicted with any certainty

Federal Emergency Management Agency Food & Shelter National Board Program

The 2010 Emergency Food and Shelter Program (EFSP) award was announced for San Luis Obispo County in which the County is to receive \$87,492 to assist a number of homeless shelters, emergency services and rental assistance. The allocation changes each year, since the allocation is determined by the unemployment rate. A local EFSP board, made up of representatives from county nonprofit agencies and community members, determined how the funds would be awarded. The United Way of San Luis Obispo County is the administrator of the funds.

State

California Housing Finance Agency (CHFA)

CHFA is not expected to allocate funds for purchase financing on homes developed in 2010.

Local

General Fund

It is anticipated that the County of San Luis Obispo Board of Supervisors will approve \$115,252 in General Fund money for the operation of various shelters throughout the County. The funds will be divided between the Maxine Lewis Memorial, the Prado Day Center, the North County Women's Shelter and Resource Center, the Women's Shelter Program of San Luis Obispo County, the Homeless Housing Project and to the El Camino Homeless Organization.

In addition to these funds, the San Luis Obispo City Council has also obligated \$94,800 in General Fund money for the operation of the Maxine Lewis Memorial Shelter and the Prado Day Center, located in the City of San Luis Obispo.

Redevelopment Agencies

The Paso Robles and Pismo Beach redevelopment agencies have been in existence long enough to have accumulated tax increment funds, 20 percent of which will be available for affordable housing activities. New redevelopment agencies have been established in Arroyo Grande, Atascadero, and Grover Beach, but time is needed before a significant tax increment is accrued by these agencies. None of these redevelopment agencies have contributed to 2010 federally assisted affordable housing projects since they are not located within their city limits.

United Way

The United Way continues to provide funds to support numerous programs that will be funded through either CDBG or ESG funds. These programs are funded by the United Way to provide basic shelter needs and public services. The United Way funds will be announced specifically for various programs in June 2010. , however, the Urban County does not determine how these funds will be awarded.

Private

An unknown dollar amount of private resources is expected to be available, but not controlled by the Urban County. These resources consist of financial institutions that provide short- and long-term financing for development of affordable housing; financial resources of a few private nonprofit organizations that are involved in affordable housing development; and resources of private, for-profit groups that invest in a wide variety of housing and other community development activities. Where possible and practical, the Urban County will collaborate with such private groups to enhance the effectiveness of housing and community activities that benefit low- and moderate-income persons in the county.

Matching Requirements

HOME Program

The fiscal year 2010 Community Planning and Development Formula Program Allocations for the HOME program is \$1,426,049, of which \$142,604 is to be used for administrative purposes. Federal regulations require a 25% match for the HOME funds awarded that total to \$320,522.

The match requirement will be met in part with approximately \$320,000 in property tax exemptions from the County of San Luis Obispo for existing affordable housing projects, namely those of Peoples' Self Help Housing, Corporation. The Courtland Street Affordable Apartments project in Arroyo Grande by PSHHC will provide sufficient match for each individual project. Most of these funds will come in the form of state tax credit allocations and private loans acquired by PSHHC.

Emergency Shelter Grants Program (ESG)

The funding allocation for the ESG program for the 2010 program year is \$91,837. Due to the small allocation of funds and the great demand for these funds, all funds will be awarded. As per the ESG regulations, there must be a dollar per dollar match for these funds.

Below is a list of the matching funds for each program that is to receive ESG funds. The matching funds identified below do not represent the total amount of funds received by each organization but only known funding amounts that sufficiently address the match requirement for the ESG funds on a dollar per dollar basis.

Maxine Lewis Memorial Shelter - \$35,268 in ESG funds
Private Donations: \$ 35,268

Prado Homeless Day Center - \$ 20,773 in ESG funds
Friends of Prado: \$ 20,773

Women's Shelter Program of San Luis Obispo County - \$7,117 in ESG funds
Private Donations: \$ 7,117

North County Women's Shelter and Resource Center - \$13,831 in ESG funds
Private Donations: \$ 13,831

El Camino Homeless Organization - \$14,848 in ESG funds
Private Donations: \$ 14,848

Part B. ACTIVITIES TO BE UNDERTAKEN

The activities the Urban County intends to implement with the formula funds (CDBG, HOME, and ESG) made available during the next year, in combination with other funds, are listed in the Program Year 2010 CDBG, HOME, and ESG Activities Summary starting on page 49. A detailed description can be found in the HUD tables located in the appendix. Some of these activities will use prior year CDBG or HOME funding in addition to 2010 CDBG or HOME funds. The relationships of the activities to the priorities in this plan are as follow:

Affordable Housing Strategy:

- Priority #1: Increase availability of affordable and decent rental housing for low- and moderate-income persons and families.
- Objectives: Allocate about \$4.9 million in a combination of HOME and CDBG (\$4.3 in HOME and \$500,000 in CDBG) funds to benefit 120 low- and moderate-income households
- Priority #2: Increase first-time home ownership opportunities for low- and moderate-income households.
- Objectives: Allocate about \$750,000 in HOME and CDBG funds to benefit 20 low-income households.
- Priority #3: Maintain and upgrade existing neighborhoods and housing units occupied by low- and moderate-income households.
- Objectives: Allocate \$500,000 in CDBG funds to benefit 60 households.

Addressing Homelessness:

- Priority #1: Provide needed emergency shelter facilities and related services.
- Objectives: Provide \$1.3 million in CDBG funds, plus \$452,000 in ESG funds to benefit 4,000 unduplicated extremely low- and very-low income persons.
- Priority #2: Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.
- Objectives: Provide \$675,000 in HOME funds to benefit 450 low-income households.

Economic Development Strategy:

- Priority #1: Provide business technical assistance to enable small businesses to create and/or retain jobs.
- Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.
- Priority #2: Provide financial assistance to existing small businesses for expansion and to start-up businesses.
- Objectives: Provide \$250,000 in CDBG funds to create 25 jobs.

Public Facilities Strategy:

- Priority #1: Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities and facilities that benefit income eligible persons.
- Objectives: Provide \$5.3 million in CDBG funds to benefit 100,000 persons.

Public Services Strategy:

Priority #1: Assist low- and moderate-income persons that cannot afford necessary public services.

Objectives: Provide \$535,000 in CDBG funds to benefit 10,000 unduplicated persons.

All activities proposed for funding are listed in the Program Year 2010 CDBG, HOME, and ESG Activities Summary starting on page 39 and in the more detailed HUD tables that follow it.

HOME Set-Aside Requirement for the Community Housing Development Organization

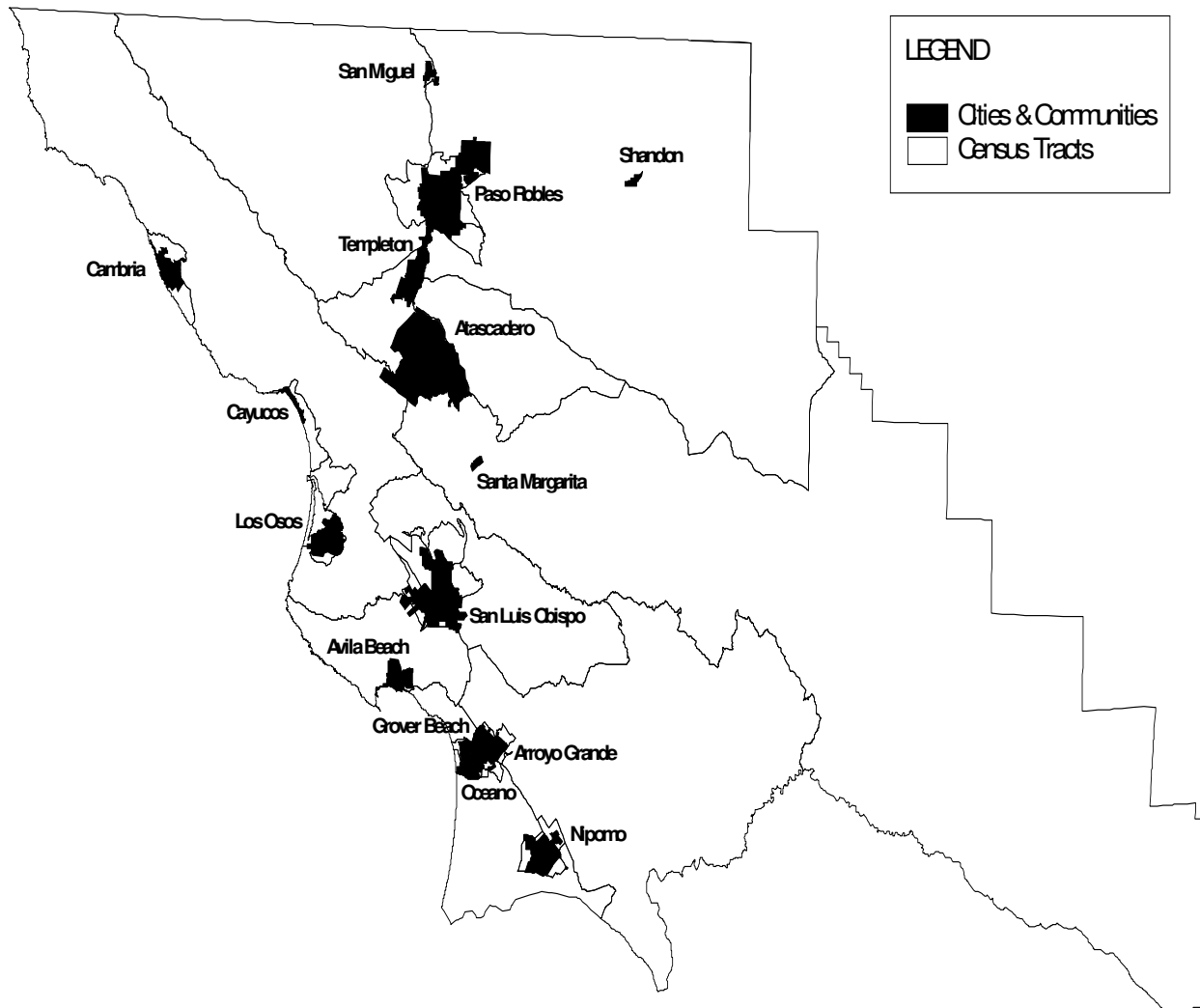
Due to escalating home prices and land costs in the county during the past twenty years, newly developed ownership housing affordable to low- and moderate-income persons now requires some form of public or private subsidy. This usually is made possible through the involvement of non-profit developers. The non-profit PSHHC, a "Community Housing Development Organization" (CHDO), has operated in the county for over twenty years, providing more than 200 families with affordable homeownership since 1990. PSHHC applied for two projects in the Urban County for low-income persons and was successful in obtaining HOME funds for the Courtland Street Apartments in the City of Arroyo Grande. The Urban County allocated \$636,530 to Peoples' Self Help Housing Corporation, the only CHDO in the County for this project. This represents over 50% of the HOME funds allocations that are significantly more than the 15% CHDO set-aside requirement for each funding year.

Part C. GEOGRAPHIC DISTRIBUTION

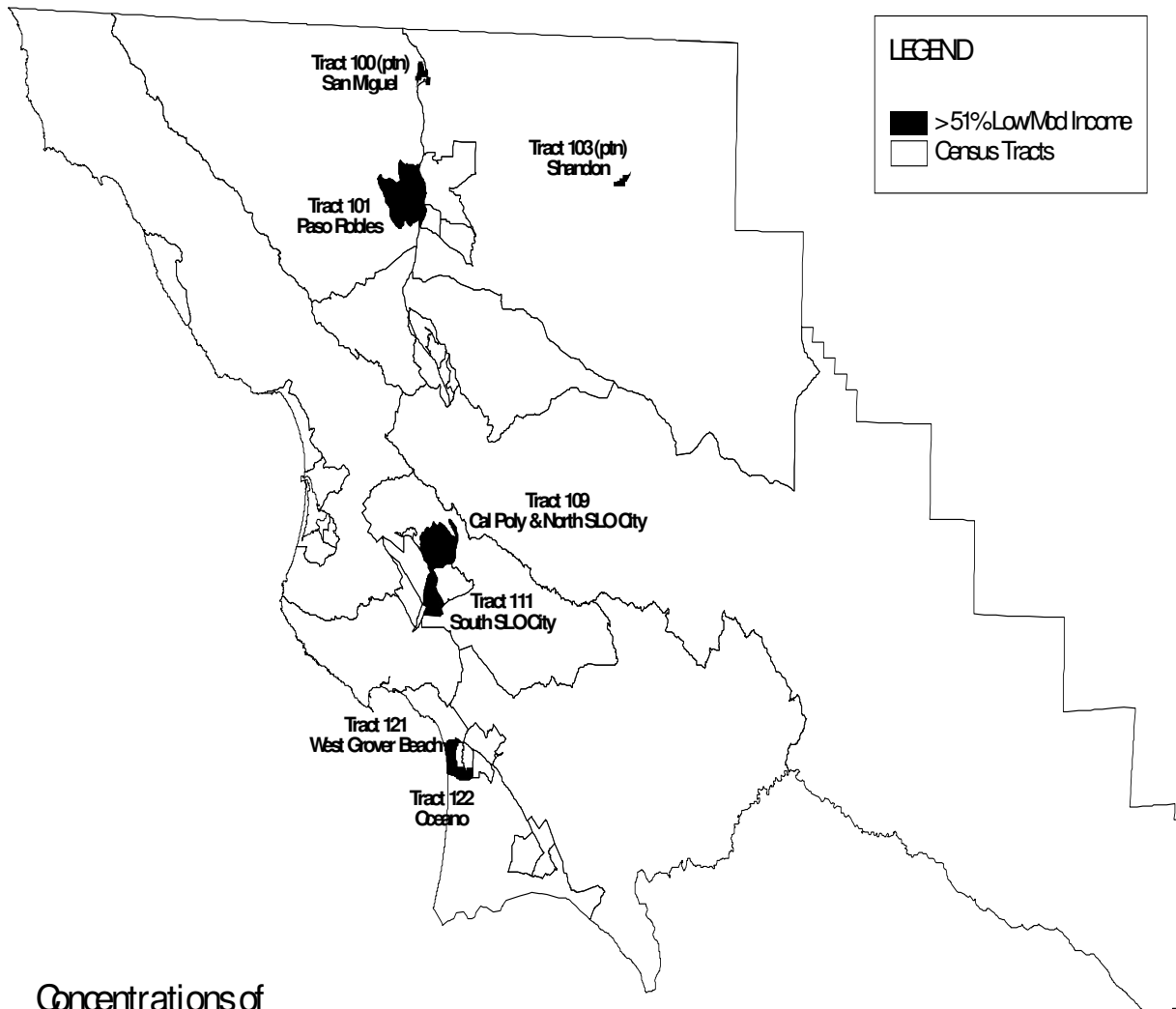
The funded activities are distributed to activities in local communities in a manner that balances the needs of low and moderate-income persons and the feasibility of proposed programs. Proposals were submitted to the Urban County in response to a request for proposals. Feasible proposals that target communities with high concentrations of low and moderate-income persons and minorities were given more priority than similar proposals for areas without such concentrations. In addition, the CDBG funds are allocated to the participating jurisdictions of the Urban County according to a formula that emulates the federal formula. It accounts for population, poverty and overcrowding.

The following exhibits show the locations of the cities and communities that make up the Urban County of San Luis Obispo and concentration of low and moderate-income person in the Urban County. Using the Program Year 2010 CDBG, HOME, and ESG Activities Summary in conjunction with the maps, the geographic distribution of funded activities can be appreciated.

Funding for a large public facility project was approved in the predominately low and moderate-income. In the City of Paso Robles, the construction of sidewalk and a street improvement project in the unincorporated community of San Miguel will take place in a predominately low and moderate-income area of those areas, which also have a high concentration of minorities.



Cities and Communities
of the Urban County of San Luis Obispo



Concentrations of
Low and Moderate Income
Persons in San Luis Obispo County

Part D. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The activities the Urban County intends to implement with the formula funds (CDBG, HOME, and ESG) made available during the next year, in combination with other funds, are listed in the Program Year 2010 CDBG, HOME, and ESG Activities Summary starting on page 49. Detailed descriptions can be found in the HUD tables located in the appendix. Some of these activities will use prior year CDBG or HOME funding in addition to 2010 CDBG or HOME funds. The relationships of the activities to the priorities in this plan are as follow:

Activities to Address Emergency Shelter and Transitional Housing Needs of Homeless Individuals and Families

The Urban County proposes to use \$208,083 in CDBG and \$91,837 in ESG funds for this priority. This consists of \$103,941 in CDBG and \$35,268 in ESG funds for the operation of the Maxine Lewis Memorial Shelter by the Community Action Partnerships of San Luis Obispo County (CAPSLO); \$20,773 in ESG funds for the operation of the Prado Homeless Day Center by CAPSLO; \$7,117 in ESG funds for operation of the Women's Shelter Program of San Luis Obispo County; \$13,831 in ESG funds for the operation of the North County Women's Shelter and Resource Center; \$20,000 in CDBG funds and \$14,848 in ESG funds for a shelter support program operated by the El Camino Homeless Organization (ECHO) in the City of Atascadero.

ECHO coordinates efforts with eleven religious organizations within the City of Atascadero and community of Templeton to provide shelter for one-month periods at each church or temple. This creates a "floating" shelter that provides over 4,000 beds nights with two volunteers per night to supervise the operation of the shelter last year. ESG funds will help fund the operation of the shelter with no federal funds going to the operation of the religious organization and its facility. Direct payments to the religious organization to compensate the religious organization for expenses incurred during the operation of the temporary shelter, i.e., utilities, are eligible costs. The religious organizations have refused the payment of rent from ECHO during the use of their facilities as a floating shelter.

Chronic Homelessness

In 2008, the County completed the San Luis Obispo Countywide 10-Year Plan to End Homelessness to change the current continuum of care efforts. However, the current goals for chronic homelessness identified in the 2010 Consolidated Plan as follows in the following paragraphs.

The high housing costs in the county seriously impacts the jobs/housing imbalance countywide. It is increasingly difficult for local businesses to recruit/retain a reliable workforce, especially in law enforcement, fire fighting, medical services, and teaching. When families cannot afford home ownership, the rental market remains compacted and rental prices rise. Five years ago, local homeless folks competed against college *students* for housing; today they compete against college *professors* for rental housing.

(1) Past Performance

(a) Specific actions to end chronic homelessness.

In the past five years, the network of local homeless service providers focused on moving the chronically homeless from the streets, through case management, to permanent housing, as well as strengthening services to keep people from becoming homeless in the first place or remaining homeless for an extended period of time. Our greatest success in assisting the chronically homeless has been simply bringing them into the structure of support services through three-meals-a-day and supportive day center programs. Many eventually develop trust in provider staff and agree to enter the case management system.

North San Luis County has a relatively high number of chronically homeless people who face geographic isolation and a lack of public transportation. A North County church-based overnight shelter/dinner program has been operating since December 2001. A second dinner site was needed to address the needs of the chronically homeless in the northernmost regions of the county. With support from the North County social service community, a new dinner program was implemented by a local church in February 2004. With greater availability of an evening meal and shower, North County homeless are more likely to visit the service sites, allowing opportunities for program staff/volunteers to provide assistance and entice the chronically homeless away from the streets and into supportive services and housing. Approval of the Conditional Use Permit to develop a permanent shelter in the North County was a major effort.

To help the mentally ill avoid becoming the chronically homeless, a Mental Health/Criminal Justice Task Force was created to assist the mentally ill who come in contact with the criminal justice system. The Task Force is composed of representatives from County Departments of Mental Health, Drug and Alcohol Services, District Attorney, Public Guardian, Administration, Probation, Sheriff, and Superior Court, as well as the Alliance for the Mentally Ill, County Health Commission, Mental Health Board, and the Economic Opportunity Commission. The Task Force created a local Mental Health Court to work with mentally ill offenders in a way that addresses their health issues as well as their legal issues. This is intended to minimize the number of mentally ill who are incarcerated and then become homeless and, eventually, chronically homeless.

(b) What impact did these actions have on the number of chronic homeless?

We judge our success by the number of chronically homeless we see coming into the shelters to receive services that enable them to sustain themselves. The challenges of counting the homeless have limited our ability to evaluate the impact on the actual number of chronic homeless. However, expanding our meal/shelter offerings in North County to attract more chronically homeless off the streets, and creating a special system within the judicial system to attempt to keep mentally ill clients from falling into homelessness, have both had a dramatic impact on the quality of life of the chronically homeless in San Luis Obispo County. These capacity-building interventions will likely decrease the number of adults with substance abuse and/or mental illness issues who fall into homelessness. "An ounce of prevention is worth a pound of cure." The work of the Mental Health/Criminal Justice Task Force can be assumed to have decreased the number who would have become or remained homeless without accommodation of their special needs.

(c) Any remaining obstacles to achieving this goal.

Locally, the lack of affordable housing and competition for available housing continues to thwart efforts to end homelessness in the county. Preventing people from falling into homelessness and offering eviction prevention assistance are key CoC strategies.

Being mentally ill is a significant risk factor in becoming homeless. Among CoC clients, the most consistent problem is mental illness. All mentally ill homeless present significant complications in achieving and maintaining housing. For the chronically homeless with severe mental illness or other disabling conditions, loss of existing housing can be life threatening.

A one-time payment to keep a client from being evicted is significantly more cost-effective than attempting to find new housing or providing support services and benefits. Funding for eviction prevention assistance is extremely limited. One of the biggest challenges for the future will be for us to identify additional funding sources, while redesigning the services in place to include case management and life skills training to support clients' successful retention of housing.

The local economy offers limited job opportunities. Between the lack of affordable housing and insufficient jobs, there are dual pressures on individuals and families that are likely to affect the chronically homeless even more dramatically than other homeless populations. Because the county is located halfway between San Francisco and Los Angeles on the main coastal route, it has a high population of migrating homeless. Members of this generally transient population are not usually seeking case management or other stabilizing services.

While we might eventually be able to address the needs of the current chronically homeless population in San Luis Obispo County, one of our greatest concerns is our inability to stop the spread of chronic homelessness. Though HUD's recent emphasis has been on the single, chronically homeless, chronically homeless families are now a burgeoning population that is raising the next generation of chronically homeless. We have increasing numbers of chronically homeless adults who are raising children in the margins of society. In addition to malnutrition and the developmental delays associated with poverty, their children may exhibit perinatal substance abuse and/or fetal-alcohol syndrome; have a high tolerance for domestic violence, child abuse and drugs; or have difficulty "bonding" with society or recognizing social conventions or boundaries. Many children are being born drug-addicted with serious health or behavior problems and conditions. In addition to addressing homelessness, more treatment is needed for mental illness.

Chronically homeless families have profound impacts on local resources especially health, mental health, substance abuse, domestic violence, law enforcement, and child welfare services. To end chronic homelessness by 2012, we must focus on both single and family homeless populations, and manage mental illness better.

(2) Current Chronic Homelessness Strategy

The Homeless Services Council's strategy to end homelessness by 2012 for chronically homeless persons with disabilities and homeless families includes:

- Increase the number of units of affordable housing.
- Enable homeless persons to become economically self-sufficient.

- Prevent low-income county residents with special needs from becoming homeless.
- Advocate for a health and human service system that meets the needs of low-income county residents.
- Determine the number of homeless persons in San Luis Obispo County.
- Strengthen organizational support for service providers.

In our 'point-in-time' survey, we identified 210 chronically homeless residents that were sheltered. County caseworkers who provide outreach to chronically homeless clients who are unsheltered estimate that there are between 1000 and 1500 in the county, and that they provide services to approximately 100 of them in an average month.

We continue to work through the Continuum of Care services providers to address the daily issues that affect the local chronically homeless, as well as their long-term needs and goals. The following services are intended to bring them into the system so that they are receiving assistance and benefits, and breaking the cycle of chronic homelessness.

Emergency assistance and food programs provide immediate initial assistance. Participating agencies include: Salvation Army; Loaves and Fishes of Atascadero and Paso Robles; St. Vincent de Paul, Five Cities Christian Women; three People's Kitchen programs, in San Luis Obispo, South County, and North County; El Camino Homeless Organization; Second Baptist Church of Paso Robles, and various other churches throughout the county.

Emergency shelters provide immediate overnight shelter in the central and northern areas of the county. These include the Economic Opportunity Commission's Maxine Lewis Memorial Shelter, the Interfaith Coalition for the Homeless and El Camino Homeless Organization church-based shelter programs, and the Homeless Housing Project's Motel Voucher program.

Outreach and assessment are provided to the chronically homeless in need of treatment for mental health and/or drug and alcohol issues by the County's Homeless Outreach Program (HOP) (see more below); an HIV mobile van is provided by the County Public Health Department, and a general healthcare mobile van is provided by Healthcare for the Homeless, a program of the local Community Health Centers network; and the County's Department of Social Services provides an outreach program to reach clients at local sites such as the Prado Day Center, with information and enrollment forms for TANF, food stamps, Medi-Cal/Medicaid, and General Assistance (see more below).

Homeless case management is provided by the Economic Opportunity Commission in all areas of the county, while mental health case management is provide through HOP and other mental health services provided at the County Jail.

Drug and alcohol recovery programs are provided for men at 'Project Amend' and 'Gryphon House', for women at 'Casa Solana'.

Transitional housing is provided by Transitions-Mental Health Association, both women's domestic violence shelters, 'Casa Solana', and the Homeless Outreach Program.

Permanent housing is provided through the Tenant Based Rental Assistance Program, Rental Assistance Program of Social Services, and Section 8 Voucher program.

The County's ongoing Homeless Outreach Program (HOP) assists individuals countywide who are mentally ill and homeless, and have been underserved by conventional mental health service delivery. Specific attention is directed to those who are frequently incarcerated, frequently hospitalized, who are 18-25 years of age, and those dually diagnosed with mental illness and substance abuse problems. Homeless outreach workers engage mentally ill homeless through contacts made at soup kitchens, churches, shelters, County Jail, hospitals, rural campsites, and through referrals from other human service providers. Working collaboratively with multiple agencies, workers initiate contact, assess the individual's needs, and offer a wide array of services towards the goal of stabilization and enhanced quality of life. Support is focused on financial needs, health, nutrition, clothing, hygiene, transportation, and mental health services. Housing is available on a limited basis through HOP and provides opportunities for adjusting to life "off the street" in a home environment. A Residential Case Manager supports HOP residents in their daily efforts to stabilize their lives. Other services include vocational rehabilitation, public health nursing, dual disorders therapy, case management through the Clinical Coordinator, and psychiatric care as needed.

San Luis Obispo County has a well-established system of mainstream assistance services that are provided to the homeless population through the County Department of Social Services (DSS). The mainstream services available to assist the homeless include TANF, food stamps and Medi-Cal/Medicaid. The County funds a General Assistance (GA) program for the county's indigent, which provides a modest stipend, and can often stabilize an individual while SSI is pending. Generally, the population on GA is chronically homeless individuals, since homeless families can usually qualify for TANF. Many homeless GA clients suffer some form of mental illness, and usually receive services from County Mental Health, Drug and Alcohol, and Transitions-Mental Health Association.

Since welfare reform was implemented locally, the San Luis Obispo County DSS has been contracting with community-based organizations to help move families and individuals off aid and towards self-sufficiency. The support services include low cost housing, childcare, education and vocational training, and transportation. Agencies/programs with contracts for self-sufficiency services for homeless include: the Economic Opportunity Commission's Maxine Lewis Memorial Shelter and Prado Day Center, Housing Authority of San Luis Obispo, Food Stamp Outreach, both domestic violence shelters, Goodwill Industries, and County Mental Health, and Drug and Alcohol.

Discharge Planning Policy

Overview

The various agencies that participate in the San Luis Obispo County Continuum of Care have developed a number of mechanisms to ensure that the homeless services delivery system is coordinated with the discharge practices of federal, state and local institutions in San Luis Obispo County. The primary local institutions that discharge individuals who are at risk of becoming homeless are the County Jail, County Probation Department, and Foster Care (County

Department of Social Services). Veterans Services is an integral part of the discharge planning as they come into contact with local veterans who are either currently homeless or at risk of becoming homeless.

The intent is that each person discharged from a public institution has resources and systems available to them to obtain and retain permanent housing. Self-sufficiency is achieved by utilizing a comprehensive, integrated and regional Continuum of Care service system. The consensus among the Homeless Services Council and other service providers is that the most critical need is for the mentally ill homeless. Individuals with mental illness coming out of jail, off probation, or exiting foster care may need a supervised housing situation with independent living skill building that facilitates a smooth transition into permanent housing.

Foster Care Homeless Prevention

One of the leading programs in preventing homelessness is the Independent Living Program (ILP) assisting foster children to transition from system dependency to independence. It is well established that many homeless persons were formerly in foster care. In order to prevent homelessness among children leaving foster care, services have been targeted to adolescents, aged 16-21, who either are in or have recently left foster care. The ILP discharge planning offers a comprehensive needs assessment, assistance locating housing, utilities and grocery allowance, workshops on being a responsible tenant, and support by peers and social workers. The ILP works closely with the Housing Authority of San Luis Obispo, Cuesta Community College, California Polytechnic State University, Workforce Training Program, County Mental Health, Probation, various group homes, and foster family agencies to piece together the full range of services needed to prevent homelessness. One of the most critical programs is the Transitional Housing Placement Program, which serve teens 16-18, in school or employed, and provides a semi-independent living opportunity. More resources are needed in the area of young adults over the age of 18 (who were formerly foster children), as funding to serve this age group is limited and there is a high percentage of former foster children living in marginal or unstable housing conditions.

San Luis Obispo County Jail

County Mental Health workers are permanently assigned to the Jail. This facilitates referral to other County service providers in the Continuum of Care, and other substance abuse rehabilitation facilities. About 15% of the jail population is mentally ill, and 35% of those enter the system homeless. Upon release, they are given a 10-day supply of psychiatric medications, and referred to the services they need in the Continuum of Care. Inmates released from the jail are referred to the Department of Social Services for the mainstream assistance programs such as General Assistance (county-funded), food stamps and Medi-Cal/Medicaid. The Social Security Administration, through which the disabled may apply for permanent disability benefits, is located directly across the street from the Department of Social Services.

The Homeless Outreach Program (HOP) has a staff person who is assigned to work with those individuals in jail and hospitals who, upon their release, will return to homelessness. This Bridge Worker creates the connection to needed health and human services in an effort to avoid readmission to these facilities, and to assist with reintegration into the community.

Probation

Probation is the other major agency that discharges into the community individuals who may be at risk of homelessness. The Continuum of Care serves the Probation population, and the Multi-Agency Placement Committee meets to discuss every person in placement through Probation, to ensure that individuals have a network of resources available to them. Some of those on probation overlap with the mentally ill population and are served through local Mental Health programs. There is additional need for transitional housing in our community for this population, as some individuals are not able or ready to live independently.

Activities to prevent Low Income Individuals and Families with Children (Especially Those with Incomes Below 30% of Median) from Becoming Homeless

The Urban County proposes to use \$139,500 in HOME funds for the Tenant-Based Rental Assistance Program for Special Needs Households by the San Luis Obispo Supportive Housing Consortium and for non-special needs households. The program will benefit approximately 100 low and moderate-income households throughout the County of San Luis Obispo. Case management continues beyond transitional housing and into permanent housing, which the Housing Authority of the City of San Luis Obispo enables through its Section 8 Rental Assistance Program.

Activities to Help Homeless Persons Make the Transition to Permanent Housing and Independent Living

As previously mentioned, the Urban County proposes to use both CDBG and ESG funds to help operate the Maxine Lewis Memorial Shelter in the City of San Luis Obispo. Funding from these sources will also assist case management services by the Community Action Partnerships of San Luis Obispo County (CAPSLO). The case management will primarily focus on North County case management services that will benefit approximately 75 to 80 low-income persons. Case management will assist homeless persons and families find housing and where possible assist with job placement. Funding for CAPSLO's Prado Homeless Day Center will also go toward the operation of the Center, but services such as free local phone use, mail service, newspapers for employment listings and job referrals are available at this location. Child-care services are also provided to the homeless families when the head of household searches employment. The Prado Homeless Day Center benefits approximately 100 low and moderate-income persons daily.

Activities to Address the Special Needs of Persons that are not Homeless

The Urban County proposes to use \$139,500 in HOME funds for Tenant Based Rental Assistance Program by San Luis Obispo Housing Consortium for very low and low income persons with special needs.

Part E. OTHER ACTIONS

General

Institutional Structure

The majority of the housing services identified in the Consolidated Plan will be provided through the two housing authorities, PSHHC, and the San Luis Obispo Non-Profit Housing Corporation. The participating cities, the County, the Community Action Partnerships of San Luis Obispo County (CAPSLO), and numerous other smaller agencies will also be involved in providing the services. Funding for these agencies will be provided partially through the jurisdictions of the Urban County, redevelopment agencies, and directly from the federal or state governments.

Meeting Underserved Needs

The County's ongoing Homeless Outreach Program (HOP) assists individuals countywide who are mentally ill and homeless, and have been underserved by conventional mental health service delivery. Specific attention is directed to those who are frequently incarcerated, frequently hospitalized, who are 18-25 years of age, and those dually diagnosed with mental illness and substance abuse problems. Homeless outreach workers engage mentally ill homeless through contacts made at soup kitchens, churches, shelters, County Jail, hospitals, rural campsites, and through referrals from other human service providers. Working collaboratively with multiple agencies, workers initiate contact, assess the individual's needs, and offer a wide array of services towards the goal of stabilization and enhanced quality of life. Support is focused on financial needs, health, nutrition, clothing, hygiene, transportation, and mental health services. Housing is available on a limited basis through HOP and provides opportunities for adjusting to life "off the street" in a home environment. Residential Case Manager supports HOP residents in their daily efforts to stabilize their lives. Other services include vocational rehabilitation, public health nursing, dual disorders therapy, case management through the Clinical Coordinator, and psychiatric care as needed.

San Luis Obispo County has a well-established system of mainstream assistance services that are provided to the homeless population through the County Department of Social Services (DSS). The mainstream services available to assist the homeless include TANF, food stamps and Medi-Cal/Medicaid. The County funds a General Assistance (GA) program for the county's indigent, which provides a modest stipend, and can often stabilize an individual while SSI is pending. Generally, the population on GA is chronically homeless individuals, since homeless families can usually qualify for TANF. Many homeless GA clients suffer some form of mental illness, and usually receive services from County Mental Health, Drug and Alcohol, and Transitions-Mental Health Association.

Since welfare reform was implemented locally, the San Luis Obispo County DSS has been contracting with community-based organizations to help move families and individuals off aid and towards self-sufficiency. The support services include low cost housing, childcare, education and vocational training, and transportation. Agencies/programs with contracts for self-sufficiency services for homeless include: the Economic Opportunity Commission's Maxine Lewis Memorial Shelter and Prado Day Center, Housing Authority of San Luis Obispo, Food Stamp Outreach, both domestic violence shelters, Goodwill Industries, and County Mental Health, and Drug and Alcohol.

Remove Barriers to Affordable Housing

Impact Fees:

Many jurisdictions have found it necessary to impose impact fees on new development to pay for public improvements needed to support that housing. One strategy for addressing this impact on affordable housing, currently implemented by the County, is to collect an additional fee on market-rate housing to be used to pay public facilities fees on behalf of projects that provide affordable housing. Similarly, the City of San Luis Obispo offers a fee waiver program for certain affordable housing projects.

Zoning:

The California Legislature has delegated to local government specific responsibilities and discretionary authority over the development and uses of land. Each city and county may influence the location, density, and appearance of housing units in their jurisdiction. The primary control is the general plan. The general plan has zoning ordinances and land use policies that establish the requirements for new development. In California, each general plan also has a Housing Element, which addresses government and non-governmental constraints to an adequate supply of housing for all income levels. The County's general plan does not contain policies or ordinances that violate state or federal fair housing laws.

Much of the County is rural unincorporated area, zoned for lower residential densities due to limited public services and the County's policies requiring protection of agricultural land and natural resources. Lower density zones often have a negative impact on the cost of housing because larger lots may have higher land costs. Denser, urban level services and development are located in town sites along highway corridors and around the incorporated cities. There are nine urban communities in the County, most of which have public water and sewer service, schools, business districts and a variety of residential zones and housing stock. These unincorporated communities range in size, from Shandon (population of 982) to Los Osos (population of 14,461). Shandon is the only community that lacks a sewer system and therefore has no multi-family zoning or apartments. There are seven incorporated cities in the county, all of which have a full range of urban services and housing development. They range in size from Pismo Beach (population of 8,683) to San Luis Obispo (population of 42,497).

Impediments to fair housing may occur if the quality or extent of public services and facilities vary dramatically among residential neighborhoods. Municipal services are distributed equally throughout all of the urbanized areas of the County and its cities. Schools, parks, library facilities and public transit service can be found in all of the communities. Commercial development is generally located within the community or within close driving distance. However, the two rural communities of Shandon and San Miguel are located 10 to 12 miles away from significant commercial and medical services.

Impediments to fair housing may occur if zoning regulations discriminate against housing for certain people, or restrict who may live in a residential unit. State fair housing law specifically addresses discrimination against residential care facilities (i.e., women's shelters, halfway houses, and facilities for mentally or physically handicapped). California Health and Safety Code Section 1566.3 state that a residential care facility for six persons or less shall be treated no differently than any other family residence. Table 36 shows that facilities for six or less individuals do not

require special approval in any residential zone in the County or in any of its cities. Larger group homes typically require a conditional use permit and public review.

Affirmative Marketing Requirements and Procedures

Statement of Policy

In accordance with the Regulations of the Home Investment Partnership (HOME) Program, and in furtherance of the San Luis Obispo County commitment to non-discrimination and equal opportunity in housing, the County establishes procedures to affirmatively market rental and homebuyer projects containing 5 or more HOME-assisted housing units. The procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063.

San Luis Obispo County believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, familial status, disability or national origin.

San Luis Obispo County is committed to the goals of affirmative marketing that will be implemented in the HOME Program through the following procedures:

1. County Affirmative Marketing Procedures

The Urban County of San Luis Obispo CDBG and HOME Program shall inform the public, potential tenants, and owners about this policy and fair housing laws through:

- Placement of a public notice in The Tribune or other local newspapers, and dissemination of Fair Housing brochures; and
- Providing written information about the Fair Housing Laws to sponsors of public housing projects.

2. Housing Project Owner Procedures

The County will require owners of housing projects with five (5) or more HOME assisted units to use affirmative fair housing marketing practices in soliciting renters or buyers, determining their eligibility, and concluding all transactions. Owners must comply with the following procedures for the duration of the applicable compliance period:

a) Advertising

The Equal Opportunity logo or slogan must be used in all ads, brochures, and written communications to owners and potential tenants. Advertising media may include The Tribune (or any other local newspaper), radio, television, housing organizations such as the San Luis Obispo Supportive Housing Consortium, brochures, leaflets, or may involve simply a sign in the window.

b) Fair Housing Poster

Owners must display the HUD's fair housing poster in rental offices or other appropriate locations.

c) Special Outreach

Owners must solicit applications for vacant units from persons in the housing market who are least likely to apply for HOME-assisted housing without the benefit of special outreach efforts. The Urban County has established the following methods property owners may use in order to reach this objective:

- Positioning of Informational Flyers in Minority Neighborhoods: The targeting specific neighborhoods for the distribution of informational flyers may provide an acceptable level of information dissemination.
- Use of Minority-Specific Media: HOME-assisted housing opportunities may be advertised in minority-specific newspapers in the community.
- the Community Action Partnerships of San Luis Obispo County (CAPSLO) Special outreach services will be provided through CAPSLO.

d) Record Keeping

- Owners must maintain a file containing documentation of all marketing efforts (copies of newspaper ads, memos of phone calls, copies of letters, etc.). These records must be available for inspection by San Luis Obispo County.
- Owners must maintain a listing of all tenants residing in each unit.

3. Assessment & Corrective Actions

a) Timing of Assessment Activities

The County shall complete a written assessment of Affirmative Marketing efforts in time to report results in the annual performance report to HUD. This assessment will cover marketing relative to the units first made available for occupancy during the CDBG/HOME Program Year. The assessment will be made for projects with five (5) or more HOME-assisted units.

b) Basis of Assessment

The Urban County will assess the affirmative marketing efforts of the owner by comparing predetermined occupancy goals (based upon the area from which potential tenants will come) with actual occupancy data that the owner is required to maintain. Outreach efforts on the part of the owner will also be evaluated by reviewing marketing efforts. Corrective action will be required of project sponsors if affirmative marketing requirements are not followed. If, after discussing with the owner ways to improve procedures, the owner continues to fail to meet Affirmative Marketing requirements, they will be prohibited from further participation in the HOME Program.

Public Housing Improvements

The Housing Authority of the City of Paso Robles and the Housing Authority of the City of San Luis Obispo receive annual, formula-based funding for improvements to their public housing complexes from the Comprehensive Improvement Assistance Program. If Congress maintains current funding levels for this program, these housing complexes will be adequately maintained.

Resident Initiatives

Both public housing authorities in the county have encouraged public housing residents to become more involved in management of their housing and to work toward acquiring ownership of

the units, but with limited success. The authorities' Comprehensive Plans describe these efforts in more detail than is shown here.

Lead-based Paint Reduction

As part of preparation of this plan, the County Environmental Health Division was consulted. They indicated that their statistics on numbers of children poisoned by lead-based paint are misleading, since most parents in the county seem to be reluctant to have their children tested. This is primarily because they are unaware of the hazard.

In the County of San Luis Obispo, there have been 55 cases of children with lead poisoning since 1992, but only one caused by lead-based paint (LBP). Typically, lead poisoning exposure is the result of parent occupation or hobbies (i.e., lead from work clothes or from the making of lead bullets). According to the County Environmental Health Division, no active lead-based paint poisoning cases have been reported during the past years. The County Health Department now has certified EBL (elevated blood lead level) staff and an XRF machine.

The County's public health clinics began testing all pre-natal children clients for LBP within the last three years. This is due to recently adopted guidelines in state public health programs for WIC (Women in Care of Children) and CHDP (Child Health Disability Program) that recommend such blood testing. The County will continue to do follow-up inspections for all public health clinic cases of children suspected of suffering from LBP.

All public housing units in the county have been tested for LBP, and corrective measures implemented. All Section 8 residents in the county are now receiving a HUD pamphlet alerting them to the hazards of lead-based paint, and how to request health screening if they suspect contamination.

The County Department of Planning and Building has launched a program to educate HUD grant recipients about the new federal requirements regarding lead-based paint. This is in response to the new HUD regulations in 24 CFR 35, particularly Subparts J, K & M. The County is revising its own policies, documents and procedures. In addition, the County has initiated a program with the following components:

- Inform the local administrators (i.e., housing authorities), subrecipients (i.e., public and non-profit agencies) and other entities that have the responsibility of implementing the lead-based paint regulations. The County is actively contacting the responsible individuals and agencies to inform them about the new regulations and how to implement them.
- Advise the responsible individuals and agencies on updating their policies, documents and procedures regarding lead-based paint. The updates must reflect the new requirements for initial inspection, lead hazard removal, clearance work, recipient (client) notification, and on-going maintenance that shall be performed by qualified individuals.
- Inform the responsible individuals and agencies of classes available for the training of in-house staff in implementing the lead-based paint regulations.

- Identify the available pool of inspectors and contractors qualified in dealing with the hazards of lead-based paint.
- Establish quarterly contact with state and local health agencies to share information regarding cases of children with Environmental Intervention Blood Lead Level.
- Monitor local awareness and compliance with the federal regulations regarding lead-based paints.

Anti-poverty Strategy

Except through public employment, the County and participating cities do not directly control the numbers of households with incomes below the poverty level, and there are limits on how many persons local governments can afford to employ. However, local governments can influence the numbers of households experiencing poverty through public goals, policies and programs that promote retention and growth of existing businesses, as well as attraction of new businesses, that pay their employees better than poverty-level wages.

For example, the County and cities plan, zone and provide services to land for development of new or expanding businesses, most of which pay above the poverty level. Generally, these areas of land are located near areas designated for housing in order to reduce potential commuting costs and environmental impacts.

In addition, the County's affordable housing programs have directly and indirectly, helped many households to raise themselves from the poverty level. Once enabled to obtain or maintain safe and decent housing, these households can focus their attention and energy on maintaining or improving their job status by obtaining education or specialized job training. In the past, some actually received training on housing construction directly through participation in the "self-help" housing construction process, which subsequently enabled them to obtain employment in the construction industry. Additionally, the County's procurement procedures applicable to its affordable housing programs encourage participation by local firms, and therefore act to support locally employed persons.

The County and cities therein have begun work on preparing and implementing economic strategies. Once implemented, these strategies will have some effect on promoting growth of businesses that pay their employees adequately to afford the local cost of living. In addition, redevelopment is being implemented by several of the cities to revitalize their urban areas.

Coordination efforts

The Urban County intends to improve coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. This can be accomplished, but it will require an unprecedented level of communication and cooperation between the many public, non-profit and private entities that comprise the affordable housing and supportive services network. For example, the Supportive Housing Consortium has made great strides in establishing ongoing coordination of homeless, supportive housing, public services and affordable housing programs.

Outreach to Small, Minority or Women-owned Businesses

The Urban County encourages small businesses and businesses owned by minorities or women to seek contracts with the Urban County to implement the activities described in this plan. This is accomplished primarily through special language in published requests for proposals. In addition, upon request, the Urban County will provide a limited amount of technical assistance to such firms to enable them to learn about the many requirements of the CDBG, HOME, ESG, and ADDI programs. Finally, the Economic Vitality Corporation prepared an outreach plan to improve access to its revolving loan program for minority-owned businesses.

Public Housing

HUD has not designate the two public housing agencies located in San Luis Obispo County as “troubled” or otherwise performing poorly.

Float Funded Activities

Not applicable.

Part F. PROGRAM-SPECIFIC REQUIREMENTS

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPF*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
Housing										
1	Construction of Hidden Creek Village, 80 S. River Rd., PR (81units)– San Luis Obispo Nonprofit Housing Corp.								\$400,000	
2	Construction of New Housing - Courtland Street, Arroyo Grande by Peoples’ Self-Help Housing Corp.								\$636,530	
3	Acquisition of Affordable Housing, 3592/3594 Broad Street in the City of San Luis Obispo by Transitions-Mental Health			\$189,604						
4	First-time Homebuyer Program by the Housing Authority of the City of San Luis Obispo								\$107,415	
5	Tenant Based Rental Assistance Program – San Luis Obispo Housing Consortium								\$139,500	
6	Water Replacement – North County Women’s Shelter & Resource Center					\$7,145				
7	Minor Home Repair Program by CAPSLO		\$15,000							
8	Acquisition of Affordable Housing, 313 South Street - the City of San Luis Obispo			\$205,578						
9	Rehabilitation of Transitional Housing by Womens Shelter of SLO County			\$37,021						
Subtotal Housing			\$15,000	\$432,203		\$7,145			\$1,283,445	
Public Services										
1	Operation of the Maxine Lewis Memorial Shelter - (CAPSLO)	\$87,814		\$102,237			\$5,413	\$3,183		\$35,268
2	Prado Day Center - CAPSLO	\$28,590								\$20,773
3	Domestic violence shelter - Women’s Shelter Program of San Luis Obispo County									\$7,117
4	Domestic violence shelter - North County Women’s Shelter & Resource Center									\$13,831

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPF*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
5	Operation of the Homeless Shelter - El Camino Homeless Organization	\$8,362			\$5,400	\$16,238				\$14,848
6	Senior Health Screening - CAPSLO				\$2,300		\$1,624	\$2,529		
7	Teen Academic Parenting Program - CAPSLO				\$1,600		\$974			
8	Literacy Programs – The Literacy Council				\$1,600	\$1,083	\$564			
9	Forty Wonderful Health Screening Program - CAPSLO						\$1,624			
10	Mentoring Program - Big Brothers Big Sisters of SLO County				\$1,600	\$1,624	\$974	\$4,685		
11	Shelter for Medically Fragile Homeless - Transitional Food & Shelter				\$11,614		\$2,706	\$2,476		
12	Life Changing Program - Lifestyles Recovery Center, Inc.				\$4,100					
13	Youth Activities Scholarship Fund - Atascadero Community Services Foundation					\$3,248				
14	Senior Brown Bag Program by Food Bank Coalition of SLO County				\$2,300		\$2,706	\$2,829		
15	Project Learn (homework completion/tutoring) – Boys & Girls Club of North SLO County				\$2,300					
16	Provision of Clothing, Bathing and Meals – Paso Robles Fellowship Development, Inc.				\$5,400					
17	Operation Food Pantry – Atascadero Loaves and Fishes				\$2,300	\$8,119				
18	Partnership for the Children (Children's Dental Clinic) by La Clinica de Tolosa				\$2,300					
19	Hotline Operations by Transitions Mental Health				\$1,100					
20	211 SLO Hotline by Transitions Mental Health				\$1,100		\$565	\$2,122		
21	Youth Scholarships by Exploration Station							\$2,138		
Subtotal Public Services		\$124,766		\$102,237	\$45,014	\$30,312	\$17,150	\$19,962		\$91,837

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPF*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
Code Enforcement										
1	Code Enforcement within the redevelopment area - City of Arroyo Grande						\$18,062			
Subtotal Code Enforcement							\$18,062			
Public Facilities										
1	New sidewalks on Brookhill Dr. and Turtle Creek Park – City of Paso Robles				\$89,700					
2	LED-Lighted Crosswalk - 26th and Spring Streets – City of Paso Robles				\$28,800					
3	Mission Street Enhancement Project, 11-12 Street, San Miguel, Public Works Department		\$400,000							
4	LED-Lighted Crosswalk - 34th and Spring Streets - City of Paso Robles				\$16,000					
5	Homeless Campus Project - CAPSLO		\$50,000							
6	Construct sidewalks on 24th St./Riverside Ave. Event Center - City of Paso Robles				\$60,576					
7	Removal of Architectural Barriers/Handicapped Accessibility – Barrier Removal Projects – City of Atascadero					\$124,261				
8	Facade Improvements - City of Arroyo Grande						\$16,238			
9	Removal of Architectural Barrier and Curb Cuts/Sidewalk Improvements - City of Arroyo Grande						\$39,703			
10	Removal of Architectural Barriers on Longbranch St – City of Grover Beach							\$76,505		
11	Upgrade water system and install new water and sewer system – Resident Owned Park Inc.		\$41,225							
Subtotal Public Facilities			\$491,225		\$195,076	\$124,261	\$55,941	\$76,505		

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPF*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
Economic Development										
1	Technical Business Assistance via seminars/counseling by U.C. Merced SBDC Regional Network		\$9,430				\$5,413	\$5,000		
2	Women's Business Center Program by Mission Community Services Corp.		\$25,000	\$10,823				\$5,000		
Subtotal Economic Dev. Funds			\$34,430	\$10,823			\$5413	\$10,000		
Planning & Capacity Building										
1	Fair Housing Activities – California Rural Legal Assistance		\$1,000							
2	Homeless Management Information System, County of San Luis Obispo		\$15,000							
3	Income Survey – City of Grover Beach							\$16,819		
4	Implementation of Housing Programs – City of San Luis Obispo			\$81,790						
5	Capacity Building – City of Paso Robles				\$30,000					
Subtotal Planning & Capacity Bldg.			\$16,000	\$81,790	\$30,000			\$16,819		
General Administration										
1	Admin. - Co. of San Luis Obispo		\$150,354	\$54,526	\$30,000	\$40,428	\$17,771	\$9,797	\$127,104	
7	TBRA Program Administration by San Luis Obispo Housing Consortium								\$15,500	
Subtotal General Administration			\$150,354	\$54,526	\$30,000	\$40,428	\$17,771	\$9,797	\$142,604	
TOTALS		\$124,766	\$707,009	\$681,579	\$300,090	\$202,146	\$114,337	\$133,083	\$1,426,049	\$91,837

- **Special Urban Projects Funds:** 15% of the County CDBG allocation reserved for projects that benefit more than one jurisdiction of the Urban County of San Luis Obispo.

Program Year 2010 CDBG and ESG Activities Summary
CDBG Thresholds Compliance:

Low/mod income benefit (70% minimum)	97.7%	\$1,441,784
Public services (15% maximum)	15%	\$339,441
Planning/administration (20% maximum)	19.8%	\$447,485

Upon the approval of the revised 2010 Action Plan by the Board of Supervisors, the County of San Luis Obispo will recalculate the new threshold figures.

ESG Threshold Compliance:

Program Year 2010 ESG allocation: \$91,837	Essential Services (30% maximum)	Staff Costs (10% maximum)	Administration (5% maximum)
Operation of the Maxine Lewis Homeless Shelter – CAPSLO	\$10,580	\$3,527	\$1,763
Operation of the Prado Day Center – CAPSLO	\$6,232	\$2,077	\$1,039
Operation of the Women’s Shelter Program of San Luis Obispo Co.	\$2,135	\$712	\$356
Operation of the North County Women’s Shelter and Resource Center	\$4,149	\$1,383	\$692
Operation of Homeless Shelter - El Camino Homeless Organization	\$4,454	\$1,485	742
Total	\$27,550 (30%)	\$9,184 (10%)	\$4,592 (5%)

AMENDMENTS TO PRIOR PROGRAM YEAR ACTION PLANS

#	CDBG Projects	City of Arroyo Grande
Amendments to the 2009 Action Plan		
1	Proposed new project: “Capacity Building” by the United Way – reallocate \$3,146 from and eliminates “Capacity Building 211 Hotline” activity.	\$3,146.00
#	CDBG Projects	City of Grover Beach
Amendments to the 2008 Action Plan		
1	Reallocate \$5,581.03 from and eliminate the “Architectural Barrier Removal at City Hall Project” to the existing “South 13 th Street Barrier Removal Project”	\$5,581.03
Amendments to the 2009 Action Plan		
1	Proposed new project: “Income Survey” by the City of Grover Beach – reallocates \$4,125 from and eliminates “Program Administration” by the City of Grover Beach.	\$4,125.00
2	Reallocated \$3,000 from and eliminate the “Capacity Building 211 Hotline” to the newly created “Income Survey” activity by the City of Grover Beach.	\$3,000.00
#	CDBG Projects	City of Paso Robles
Amendments to the 2007 Action Plan		

1	Proposed new project: "Oak Street Handicapped Ramps Project" by the City of Paso Robles – reallocate \$17,000 from the "Demolition of Building by First Five Commission"	\$17,000.00
2	Proposed new project: "36 th Street Improvements at First Five Site" by the City of Paso Robles – reallocated \$35,000 from the "Demolition of Building by First Five Commission"	\$35,000.00
#	CDBG Projects	City of San Luis Obispo
Amendments to the 2009 Action Plan		
1	Proposed new project: "Anderson Hotel Elevator Repair by the Housing Authority of the City of San Luis Obispo" – reallocated \$25,250 from the "Anderson Hotel Window Replacement by the Housing Authority of the City of San Luis Obispo." The reallocation eliminates the Anderson Hotel Elevator Repair by the Housing Authority of the City of San Luis Obispo" project.	\$25,250
2	Proposed new project: "Property Acquisition at 313 South Street by the City of San Luis Obispo" – reallocated \$9,750 from the "Anderson Hotel Window Replacement by the Housing Authority of the City of San Luis Obispo." The reallocation eliminates the Anderson Hotel Elevator Repair by the Housing Authority of the City of San Luis Obispo" project.	\$9,750
#	CDBG Projects	County of San Luis Obispo
Amendments to the 2009 Action Plan		
1	Proposed new project: Water infrastructure Rehabilitation at Sunny Oaks Mobile Home Park" in Los Osos by Resident Owned Parks, Inc. – reallocate \$50,000 from the "Oceano Sewer Rehabilitation Project" by the Oceano Community Services District	\$50,000
#	HOME Project	County of San Luis Obispo
	Reallocated \$42,584.87 from and eliminate the "HOME Program Administration" by the County of San Luis Obispo" to the existing project "First-Time Home Buyer Loan Program."	\$42,584.87

Surplus Funds from Urban Renewal Settlements

The Urban County does not anticipate the receipt of surplus funds from urban renewal settlements.

Grant Funds Returned to the Line of Credit

The Urban County does not have a line of credit.

HOME

HOME funds will be used for projects to house very-low and low-income persons and seniors. The funds will primarily be used for construction for the housing projects as described in the Program Year 2010 CDBG, HOME, and ESGActivities Summary. HOME funds will also be used for the special needs tenant-based rental assistance program and for the rehabilitation of transitional housing.

Homeownership Provisions – HOME funds for FTHB Program

HOME funds are used to assist qualifying homebuyers through the First-Time Homebuyer (FTHB) program. The FTHB program may be used to purchase any new or resale single family houses, condos, town homes, and manufactured homes that are permanently fixed to a permanent foundation, and occupied by the seller, the buyer, or vacant. Funding can be used for downpayment and closing costs assistance to eligible homebuyers of single-family homes. The maximum loan amount is \$50,000 and the homebuyer is expected to contribute at least 30% of gross income toward monthly housing expenses.

In conformance with CFR 92.254, the County imposes Resale or Recapture provision on each project. The restrictions are described below:

Recapture Provisions

The County provides a deferred payment loan to homebuyers to purchase properties within the boundaries of all participating jurisdictions of the Urban County. The loan is recorded as a second mortgage on the home with specific terms. The homebuyer's loan is due upon resale of the property during the 50-year affordability period or if the homebuyer no longer resides in the property as his/her principle residence during the affordability period. The interest rate is 3%, simple non-compounding fixed interest rate, with a homeowner contribution of 3% toward Downpayment and closing costs. The loan payment is deferred until year 21 or the home is sold, transferred, or refinanced.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs;and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such

conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Kami Griffin , Assistant Director
Planning and Building Department
County of San Luis Obispo

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2010 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other

than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

SIGNED

Kami Griffin, AICP, Assistant Director
Planning and Building Department
County of San Luis Obispo

Date

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

SIGNED

Kami Griffin, Assistant Director
Planning and Building Department
County of San Luis Obispo

Date

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

SIGNED

Kami Griffin, Assistant Director
Planning and Building Department
County of San Luis Obispo

Date _____

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code):

County of San Luis Obispo. Department of Planning and Building, 976 Osos Street,
Rm. 300, San Luis Obispo, California 93408

Check _____ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Monitoring

The Urban County conducts regular monitoring and evaluation of assisted activities being implemented by the County, its subrecipients and other organizations or individuals responsible for implementation of the approved activities. Each subrecipient city has designated a single point of contact with the County, and those individuals collectively comprise the "urban county team." The team meets quarterly to review status of the assisted activities and identify appropriate remedial actions for activities that are not proceeding as planned. The subrecipients are required to submit quarterly progress reports to the County, which are also reviewed to identify any problems that require some form of corrective measure. On an annual basis, information is collected by all subrecipients and contractors for preparation of the Urban County's annual grantee performance reports. The Urban County anticipates that one result of these monitoring activities will be to initiate amendments to the applicable consolidated plan to reallocate funds away from activities that prove infeasible.

Steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections you plan to undertake during the program year.

The County's Department of Planning and Building and participating jurisdictions have staff who monitor the housing rehab projects to ensure that all projects meet housing codes, and financial specialist who ensures that these projects meet the income requirements and other financial requirements related to the housing rehab program. These monitoring activities also include on-site visits during construction. The participating jurisdictions also ensures that the non-profits obtain the required building permits for their new construction and housing rehab projects and provides on-site inspections of the projects.

Summary of Comments

Comments received throughout the process of developing the Action Plan. Comments and during the initial public workshops, through consultation with appropriate agencies, the public workshops conducted after the draft funding recommendations were published, the public hearings conducted by the five participating city councils, and the public hearing conducted by the County Board of Supervisors. The comments and the County's response are summarized in this section.

Some people merely asked questions about the process, eligibility factors, and other technical matters. Those questions were answered immediately, and are not restated here.

Comment: The lack of proper drainage contributes to localize flooding in the community of Oceano. The County should fund a drainage project to correct the problem.

Response: *The County Public Works Department identified and prioritized the drainage problems throughout the unincorporated areas. Oceano is an eligible community to receive CDBG funds to correct drainage problems. Funding to correct all drainage issues in the community would require multi-millions of dollars that are not available via the Community Development Block Grant. However, staff has had discussions with Public Works on possible future CDBG allocations to improve the drainage situation in Oceano.*

Comment: There is a need to provide financial assistance to small businesses and microenterprises in the County. There is a need for to provide technical assistance to low and moderate-income business owners especially needed during the current downturn in the economy.

Response: *Funding for technical assistance to microenterprises is priority number one of the Economic Development Strategy of the Consolidated Plan. Funding request for economic development are proposed in the 2010 Action Plan, but competitive needs in low and moderate-income areas also have large needs that involve infrastructure. This year the two economic development funding applicants will receive CDBG funds but not all jurisdictions allocated funds to this need. Both Mission Community Services Corporation (MCSC) and the U.C. Merced Small Business Development Center (SBDC) will use CDBG funds to provide technical assistance to microenterprises. These programs will provide technical assistance to business owners via workshops and other resources provided by MCSC and the SBDC.*

Comment: The Cuesta Business Assistance Entrepreneurship Center identified a need to fund at-risk youth vocational programs in the county. The program will generate local jobs and help develop work skills.

Response: *Funding to assist at-risk youth with vocational skills is an eligible activity. Because a separate priority for job training in the Consolidated Plan is not included, this need might be able to be included under the technical assistance priority. This may require consultation with HUD for consistency with the Consolidated Plan.*

Comment: Several persons stated that there should be funding support for the Homeless Shelter, the Prado Homeless Day Center, transitional housing and case management for the homeless population that is increasing in numbers due to the economic downturn. Support for the El Camino Homeless Organization and other efforts to house the homeless population was identified by members of the public

Response: *The County and the City of San Luis Obispo support funding for both facilities operated by the Economic Opportunity Commission. Both the City and County of San Luis Obispo contribute the full 15% allowed for allocation toward public services to both the Homeless Shelter and case management and for the Prado Homeless Day Center in CDBG funds. In the past two years, other cities of the Urban County have contributed CDBG funds to help operate the Maxine Lewis Memorial Shelter. The use of ESG funds will also benefit both facilities along with other homeless services organizations in the County.*

Several cities are beginning to contribute more funds than previously to the provision of homeless services. This includes funding for the El Camino Homeless Organization, Transitional Food & Shelter and to the two women's shelters.

Comments: There is a need for basic 24-hour shelter for homeless persons who need medical attention. In many instances, these homeless persons are not able to stay at a homeless shelter because of their medical situation and thus do not have shelter. Funding to purchase a property to house homeless persons will provide relief; thereby increasing the chance of improved health through bed-rest.

Response: *The County is aware of the need to provide a 24-hour shelter for homeless person who need medical attention. However, there lacks to coordinated effort by a non-profit organization to build support from multiple jurisdictions, obtain the necessary funds, and have the capacity to operate and maintain such a facility for a duration of time, often 30 or more years..*

Comment: Several persons cited the need for affordable housing throughout the county. Although prices have fallen, housing prices are still out of reach in San Luis Obispo County. Agencies providing affordable housing and homeless service providers indicated that the lack of affordable housing in the county is severe, and that the County and cities should act to support provision of more affordable housing. High rents and low wages in the service sector often force families to live together in one home, creating overcrowded conditions contributing to a stressful living environment. Numerous individuals supported the idea that the participating jurisdictions of the Urban County provide more funding toward housing projects to increase all types of affordable housing.

Support to fund the Tenant Based Rental Assistance Program (TBRA) was expressed. TBRA provides monthly payment assistance for rental housing and security and utility deposits, two keys in assisting special needs and low-income

persons in finding decent, safe and sanitary housing that they can afford. The San Luis Obispo County Supportive Housing Consortium anticipates an increase in the need for this program as the number of defaults on home loans and home foreclosures increases in the County.

Transitions-Mental Health Associates identified the need for short-term housing for special needs and extremely low-income persons.

Response: *The County allocated HOME funds to facilitate more affordable housing, including a significant increase of CDBG funds for affordable housing projects by the City of San Luis Obispo. However, these grant funds are not sufficient to make a major dent in the problem. Other funding sources and more private sector involvement are needed in the future. The use of HOME funds will contribute to provide affordable housing via the Courtland Street Multi-Family Affordable Housing Project in the City of Arroyo Grande, the First-Time Homebuyer Program, the construction of Hidden Creek Village Multi-Family Affordable Housing Project in the City of Paso Robles and the Tenant Based Rental Assistance Program. The City of San Luis Obispo allocated \$432,203 for the rehabilitation on transitional housing by the Women's Shelter of San Luis Obispo, and for the acquisition properties of the development of two multifamily apartment complexes. The County understands the great need for affordable housing in the area, especially for the special needs population.*

Comment: Several individuals expressed the need for a North County homeless shelter and the possible need for a shelter in the South County area in the future.

Response: *The County is aware of this need and is working with local homeless providers to maintain current levels of service. Should a future South County shelter be proposed, an adequate and sustainable funding source for operating a homeless facility has not yet been identified to fund the acquisition and construction and operation of two new homeless shelters. The County will continue to collaborate with involved residents, organizations and community leaders in their effort to establish appropriate homeless programs Countywide. At the present time, an increase in CDBG funds for homeless shelters is only possible from those participating cities that don't already contribute to homeless services activities. At the present time, many of the medically fragile homeless are given motel vouchers paid for with CDBG funds in the North County area. Some of the participating cities of the Urban County have approved funding for this project. There is a need to find a non-profit organization that has the capacity to purchase and maintain a facility to house the medically fragile homeless, and funding is needed to operate the facility on a long-term basis.*

Comment: The Five Cities Homeless Coalition, in their efforts to assist the South County homeless population, identified the need of a facility to provide a 1-stop day service center and/or an overnight shelter. An effort to identify needs and a potential site for a homeless service/shelter facility are underway by cities in the South County area and local homeless service providers and support groups.

Response: *The County is currently working with local homeless service providers to identify the needs of the South County area. Efforts to identify these needs were spurred by the local award of \$1.5 million from a trust fund to provide services in the South County area. The current effort will look into developing either a service center or a homeless shelter is still in progress and could take several more months. While there is no question in the eligibility of the project, there are concerns regarding the long-term sustainability that must be addressed*

Comment: Several individuals identified the need to replace the existing homeless shelter in the City of San Luis Obispo. Along with this need, there must be the inclusion of a detox center at the new homeless shelter.

Response: *The County and the City of San Luis Obispo are currently working with local homeless service providers to identify the location, design, uses of, and needs of the proposed project. Although there are still many questions and concerns regarding the construction and long-term operation and maintenance of a new homeless shelter, this project has momentum and support from multiple jurisdictions, citizens and service providers. The County will consider using Section 108 funds while funding efforts from the private industry are being pursued.*

Comment: The County should petition the federal government to increase the 15% of entitlement allocations for public services, as there is a greater need for homeless services.

Response: *The County is investigating the possibility to have the public service cap increase by Congress. Current laws prohibit the use of more than 15% of a CDBG allocation for public services.*

Comment: Several persons expressed support for the Community Action Partnerships of San Luis Obispo County (CAPSLO) operated programs, like the Senior Health Screening, the Teen Academic parenting Program, and the Forty Wonderful Health Screening programs.

Response: *These programs are annually supported by the participating cities of the Urban County. EOC has demonstrated the need to funds these program in past years and continue to have a funding need to help the low and moderate-income populations of those cities. EOC has made a successful pitch to the participating jurisdictions of the Urban County and has received several favorable funding recommendations.*

Comment: The need for transitional housing in the North County and in the City of San Luis Obispo areas for victims of domestic violence and was identified. Several individuals identified the need for a local detoxification (detox) facility (with housing) to provide residents a local facility to reduce or relieve withdrawal symptoms in drug addicted individuals. Currently local residents must leave the county for detox treatment.

Response: *A detox application for funding has not been received for consideration by the County. The County is aware of the need and is a high priority to provide a local detox facility in San Luis Obispo County.*

Comment: The County Public Works Department identified the need for funds to complete street improvements along the west side of Mission Street, between 11th and 12th Streets in the community of San Miguel. A portion of the drainage project is currently underway but additional funds are necessary to complete the project.

Response: *The County understands the importance of developing the downtown area of the community of San Miguel to help stimulate economic development in the community and creation of new jobs. This project is also part of a multi-phased improvement project in San Miguel to help the local effort to provide improved access for disabled persons and drainage improvements that will help eliminate flood hazards. Funding for this project is recommended.*

Comment: The County's General Services Department identified the need to fund Americans with Disabilities Act (ADA) improvement projects at various county owned buildings. Funding for ADA improvements throughout the Urban County jurisdictions is also a funding priority in order to comply with federal law.

Response: *The County has funded ADA improvement projects for County owned facilities as the buildings must comply with federal access laws. At the current time, funding is not available due to competing projects in other areas of the county.*

Comment: Citizens of Nipomo and the Nipomo Community Services District identified the need to provide a neighborhood park along Tefft Street, east of Highway 101. These same groups also supported the construction of sidewalks, curbs and gutters along various streets located on the east side of Highway 101.

Response: *The County Department of Planning and Building was not aware of this need until the issue was identified by the Nipomo Community Services District and by local citizens. The County will further investigate the eligibility of the need for a neighborhood park, but the construction of sidewalk where not existed before will improve ADA access issues, thus eligible for CDBG funds.*

Comment: Public Works also has identified the need to assist low and moderate-income homeowners in the community of Los Osos with connecting the homes to the sewer. A funding program, such as a revolving loan fund could assist these homeowners.

Response: *The County is well aware of the needs of the low and moderate-income households in Los Osos concerning the financial impact the project will have on the lives of the Los Osos residents. The need to provide these homeowners with financial assistance to install the sewer lateral is a high need but the project is not ready for the construction phase where funds can be allocated and spent within a timely basis.*

Comment: A grant fund applicant identified the need to open a grocery store in California Valley not only for the benefit of the local population but also to serve any new residents or workers of the various proposed solar power plant projects in that area.

Response: *The County recognizes the need of a grocery store in California Valley. However, the proposed grocery store is located in a government owned building where CDBG funds are explicitly prohibited for the use to improve government owned building.*

Comment: CAPSLO identified the need for additional funds to complete the rehabilitation of the proposed Head Start facility in Nipomo.

Response: *Due to competitive projects elsewhere in the County, the allocation of additional funds is not possible this year. Should the opportunity arise to reallocate CDBG funds or if the County receives program income, this may represent a funding opportunity for CAPSLO.*

Comments: Two mobile home park owners identified the need for infrastructure improvements on park grounds. The need to provide funding in support of two, water infrastructure projects, one on Los Osos and the second in Cayucos, provided new insight to a need previously not identified for the use of CDBG funds.

Response: *The County reviewed the need for infrastructure improvements and rehabilitation at mobile home parks. This is one need not identified in prior needs workshops. The County considered both projects and proposing the allocation of CDBG funds for the Los Osos mobile home park. However, the Cayucos park is not eligible as most of the tenants or trailer owners are not low or moderate-income.*

Appendix:

Board Resolution,
SF-424 Forms,
HUD Tables,
Listing of Proposed Projects

Board Resolution

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SF-424 Form

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Special Project Certification

Discharge Policy

Required of all State and local government applicants. Submit this certification along with the HUD form SF-424. (You may submit a single certification covering all of your projects).

I hereby certify that as a condition for any funding received as a result of this competition, our government agrees to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons for publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I understand that this condition for award is intended to emphasize that State and units of general local government are primarily responsible for the care of these individuals, and that McKinney Act funds are not to be used to assist such person in place of State and local resources.

SIGNED

Kami Griffin, Assistant Director
Authorizing signature of applicant
(Required only for applicants that are States or
Units of general local government)

Date

HUD Tables

Continuum of Care: Gaps Analysis - Individuals

Beds/Units				
	Estimate Needs	Current Inventory	Unmet Need/Gap	Relative Priority
Emergency Shelter	1,057	84	1,012	HIGH
Transitional Housing	519	39	480	HIGH
Permanent Housing	768	113	655	HIGH
Total	2,344	197	2,147	
Estimated Supportive Services Slots				
Job Training	291	64	227	MED
Case Management	1,431	104	1,327	HIGH
Substance Abuse Treatment	451	115	336	MED
Mental Health Care	419	116	303	MED
Housing Placement	1,129	232	897	HIGH
Life Skills Training	1,420	104	1,316	MED
Estimated Sub-Populations				
Chronic Substance Abusers	153	0	153	MED
Seriously Mentally Ill	126	14	112	HIGH
Dually-Diagnosed	317	10	307	HIGH
Veterans	142	0	142	LOW
Person with HIV/AIDS	27	9	18	MED
Victims of Domestic Violence	212	45	167	MED
Youth	18	10	8	MED

Continuum of Care: Gaps Analysis – Persons in Families with Children

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/Gap	Relative Priority
Emergency Shelter	1,220	115	1,105	HIGH
Transitional Housing	425	156	269	HIGH
Permanent Housing	762	202	560	HIGH
Total	2,407	473	1,934	
Estimated Supportive Services Slots				
Job Training	210	157	53	LOW
Case Management	1,070	321	749	HIGH
Child Care	586	298	288	LOW
Substance Abuse Treatment	206	80	126	MED
Mental health Care	220	136	84	MED
Housing Placement	906	489	417	HIGH

Life Skills Training	1,070	321	749	HIGH
Estimated Sub-Populations				
Chronic Substance Abusers	130	26	104	MED
Seriously Mentally Ill	95	12	83	HIGH
Dually-Diagnosed	209	18	191	HIGH
Veterans	106	0	106	LOW
Persons with HIV/AIDS	21	18	3	LOW
Victims of Domestic Violence	580	73	507	MED

Housing Needs

Renter				
		Need Level	Units	Estimated \$
Small Related	0 – 30% of MFI	HIGH	74	\$4,070,000
	31 - 50% of MFI	HIGH	87	\$4,785,000
	51 – 80% of MFI	MED	133	\$7,315,000
Large Related	0 – 30% of MFI	HIGH	17	\$935,000
	31 - 50% of MFI	HIGH	24	\$1,320,000
	51 – 80% of MFI	MED	34	\$1,870,000
Elderly	0 – 30% of MFI	HIGH	54	\$2,970,000
	31 - 50% of MFI	HIGH	25	\$1,375,000
	51 – 80% of MFI	MED	20	\$1,100,000
All Other	0 – 30% of MFI	HIGH	197	\$10,835,000
	31 - 50% of MFI	HIGH	112	\$6,160,000
	51 – 80% of MFI	MED	125	\$6,875,000

Owner				
		Need Level	Units	Estimated \$
Owner	0 – 30% of MFI	MED	2,443	\$207,655,000
	31 - 50% of MFI	HIGH	1,664	\$141,440,000
	51 – 80% of MFI	HIGH	1,871	\$159,035,000

Community Needs

Anti-Crime Programs			
	Need Level	Units	Estimated \$
Overall	-	0	\$0
Sub-Categories			
Crime Awareness	-	0	\$0

Economic Development			
	Need Level	Units	Estimated \$
Overall	HIGH	150	\$250,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer.		0	\$0
CI Land Acquisition/Disposition		0	\$0
CI Infrastructure Development		0	\$0
CI Building Acquisition, Construction, Re		0	\$0
Other Commercial/Industrial Improvements		0	\$0
ED Direct Financial Assistance to For-Pro		0	\$0
ED Technical Assistance		0	\$0
Micro-Enterprise Assistance	HIGH	150	\$250,000

Infrastructure			
	Need Level	Units	Estimated \$
Overall	-	0	\$0
Sub-Categories			
Flood Drain Improvements	-	0	\$0
Water/Sewer Improvements	-	0	\$0
Street Improvements	-	0	\$0
Sidewalks	-	0	\$0
Tree Planting	-	0	\$0
Removal of Architectural Barriers	-	0	\$0
Privately Owned Utilities	-	0	\$0

Planning & Administration			
	Need Level	Units	Estimated \$
Overall	MED	0	\$0
Sub-Categories			

Community Needs (cont'd)

Public Facilities			
	Need Level	Units	Estimated \$
Overall	HIGH	0	\$6,000,000
Sub-Categories			
Public Facilities and Improvements	HIGH	0	\$6,000,000
Handicapped Centers	-	0	\$0
Neighborhood Facilities	-	0	\$0
Parks, Recreation Facilities	-	0	\$0
Parking Facilities	-	0	\$0
Solid Waste Disposal Improvements	-	0	\$0
Fire Stations/Equipment	-	0	\$0
Health Facilities	-	0	\$0
Asbestos Removal	-	0	\$0
Clean-Up of Contaminated Sites	-	0	\$0
Interim Assistance	-	0	\$0
Non-Residential Historic Preservation	-	0	\$0

Public Services			
	Need Level	Units	Estimated \$
Overall	HIGH	0	\$1,300,000
Sub-Categories			
Public Services	HIGH	0	\$1,300,000
Handicapped Services	-	0	\$0
Legal Services	-	0	\$0
Transportation Services	-	0	\$0
Substance Abuse Services	-	0	\$0
Employment Training	-	0	\$0
Health Services	-	0	\$0
Mental health Services	-	0	\$0
Screening for Lead-Based Paint/Lead Hazard	-	0	\$0

Senior Programs			
	Need Level	Units	Estimated \$
Overall	-	0	\$0

Sub-Categories			
Senior Centers	-	0	\$0
Senior Services	-	0	\$0

Community Needs (cont'd)

Youth Programs			
	Need Level	Units	Estimated \$
Overall	-	0	\$0
Sub-Categories			
Youth Centers	-	0	\$0
Child Care Centers	-	0	\$0
Abused and Neglected Children Facilities	-	0	\$0
Youth Services	-	0	\$0
Child Care Services	-	0	\$0
Abused and Neglected Children	-	0	\$0

Other			
	Need Level	Units	Estimated \$
Overall	-	0	\$0
Sub-Categories			
Urban Renewal Completion	-	0	\$0
CDBG Non-profit Organization Capacity Building	-	0	\$0
CDBG Assistance to Institutes of Higher Education	-	0	\$0
Repayments of Section 108 Loan Principal	-	0	\$0
Unprogrammed Funds	-	0	\$0

Funding Sources

Entitlement Grant (includes reallocated funds)	
CDBG	\$ 2,263,010
ESG	\$ 91,837
HOME	\$ 1,426,049
HOPWA	\$ 0
Total	\$ 3,780,896

Prior Years' Program Income NOT previously programmed or reported

CDBG	\$0
ESG	\$0
HOME	\$0
ADDI	\$0
HOPWA	\$0
Total	\$0

Reprogrammed Prior years' Funds

CDBG	\$152,825.03
ESG	\$0
HOME	\$42,584.87
ADDI	\$0
HOPWA	\$0
Total	\$195,409.90

Total Estimated Program Income	\$0
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Section 108 Loan Guarantee Fund	\$0
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TOTAL FUNDING SOURCES	\$3,976,305.90
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Other Funds	\$0
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Submitted Proposed Projects Totals	\$3,976,305.90
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Un-Submitted Proposed Projects Totals	\$0
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